6 PRELIMINARY EVALUATION OF ALTERNATIVES

6.1
INTRODUCTION

ANALYSIS OF SCHOOL DISTRICT ASSIGNMENT PRACTICES

Martha's Vineyard Public Schools is considered a "super district" made up of multiple small school districts. MVYPS is comprised of three K-8 elementary schools, Edgartown School, Oak Bluffs School and Tisbury School, each representing a corresponding town - Edgartown, Oak Bluffs and Tisbury. These schools form their own single school districts. Each school is treated as a school and a district. Additionally, two elementary schools, the K-5 Chilmark School, and the K-8 West Tisbury School comprise the Up-Island Regional School District serving the three towns of Aquinnah, Chilmark and West Tisbury. All students in grades 9-12 on the Island attend Martha's Vineyard Regional High School. The elementary schools on the Island will not be impacted by the High School project and no change to student assignments will occur.

TUITION AGREEMENTS WITH ADJACENT SCHOOL DISTRICTS

Martha's Vineyard Regional School District does not have tuition agreements with other Districts. Students can attend choice districts or charter schools. The deficiencies identified in the Statement of Interest could not be addressed by initiating tuition agreements with other Districts. The High School is isolated on an island.

RENTAL OR ACQUISITION OF EXISTING BUILDINGS NOT IN THE SYSTEM

Martha's Vineyard Regional School District has considered the potential for leased, rented, or alternative spaces on Island and has determined that these options are not financially or logistically feasible.

EVALUATION OF POTENTIAL LOCATIONS

The District has analyzed available open space within the geographic limits of the island of Martha's Vineyard. There are no open parcels large enough to accommodate a school that could be purchased and developed. The District does not have a parcel under its control that is unrestricted and available for school use that does not have constraints that prohibit construction of a High School.

Based on this analysis, the District has determined that there are no viable alternative locations for the Martha's Vineyard Regional High School on the island.

INTRODUCTION OF OPTIONS

The goals of Martha's Vineyard Regional High School in assessing options for the High School project include the following:

- Designing a cost-effective option that is sustainable and considers both initial construction cost and long-term life cycle costs.
- Select an option that best ensures the High School is an Island wide community building and resource that is accessible and welcoming to the public.
- Select an option that will allow the realization of the Districts Educational Program goals.
- Design an option that has a "heart" for students and the community.
- Develop an option that minimizes disruption as much as possible during construction.
- Design a building that supports the CTE programs and their connection to the community.
- Design an option that is flexible and has multi-use spaces.
- Improve the site - traffic in and around the site, parking, and pick up and drop off.
- Consider regulatory issues and Island wide sustainable initiatives.
- Consider green space and opportunities for outdoor play and outdoor learning.

The process for developing options to date has included the following:

Three visioning sessions have been held with school administrators, District wide educational staff, and members of the community. These sessions were facilitated by David Stephen of New

Vista and the notes are included in the PDP as an appendix. These sessions confirmed the District's goals of creating a school that can support community use, realizing the Educational Program goals, increasing CTE instruction, and student centered education.

The options being considered at the PDP phase fall into three categories:

Upgrading and Renovating the Existing Building
This option is for a code upgrade renovation only. There are significant code upgrades required to make the building code compliant, specifically related to energy code compliance, accessibility and life safety considerations. The building does not support the proposed space template as many of the classrooms are undersized. It is anticipated that temporary modular swing space would be required to accommodate students during construction.

Renovations and Expansion of the Existing Building
There are five options that consider the possibility of renovating and expanding the existing school through additions. The options explore different locations for placing additions and how to most effectively organize the building to support teaching and learning. Many of these options consider a similar phasing approach trying to reduce the need for or number of temporary classrooms needed.

Construction of a Replacement School
There are thirteen options for a replacement school under consideration during the PDP phase. These alternatives offer different approaches to building location and space adjacencies. Most of the options are on the existing athletic fields across the road dividing the site. Two are located around and on the existing school. Construction would be phased in a way that would allow for the existing school to be occupied during construction. These variations have implications on phasing, swing space requirements and construction duration.

6.2
PRELIMINARY OPTIONS

RENOVATION

R1

R1 - Renovation

R1 is a code upgrade renovation option for the existing High School where the floor plan remains in its current configuration. It is assumed that the existing building will be brought into full code compliance. At a minimum the exterior envelope scope will include replacement of the roof with increased insulation and replacement windows. Interior modifications would include the replacement of much of the mechanical, electrical, plumbing and fire protection systems as well as alarm systems and technology. Accessibility upgrades would include hardware, casework, and signage. Other major scope elements would include upgrades to some finishes and hazardous materials abatement in selective locations. The assumption is that this option would require temporary modular swing space during construction.

The existing school is approximately 165,000 GSF so this option would result in a solution that does not satisfy the proposed high school space template of 259,700 GSF +/-. This short fall of approximately 94,700 GSF results in not having enough area for adequate CTE programs, general classrooms, science classrooms, art classrooms, music classrooms and special education spaces, as well as an undersized health and physical education spaces.

Pros

- Upgrades for code compliance, new systems and finishes makes the building feel new.
- Maintains existing fields use.

Cons

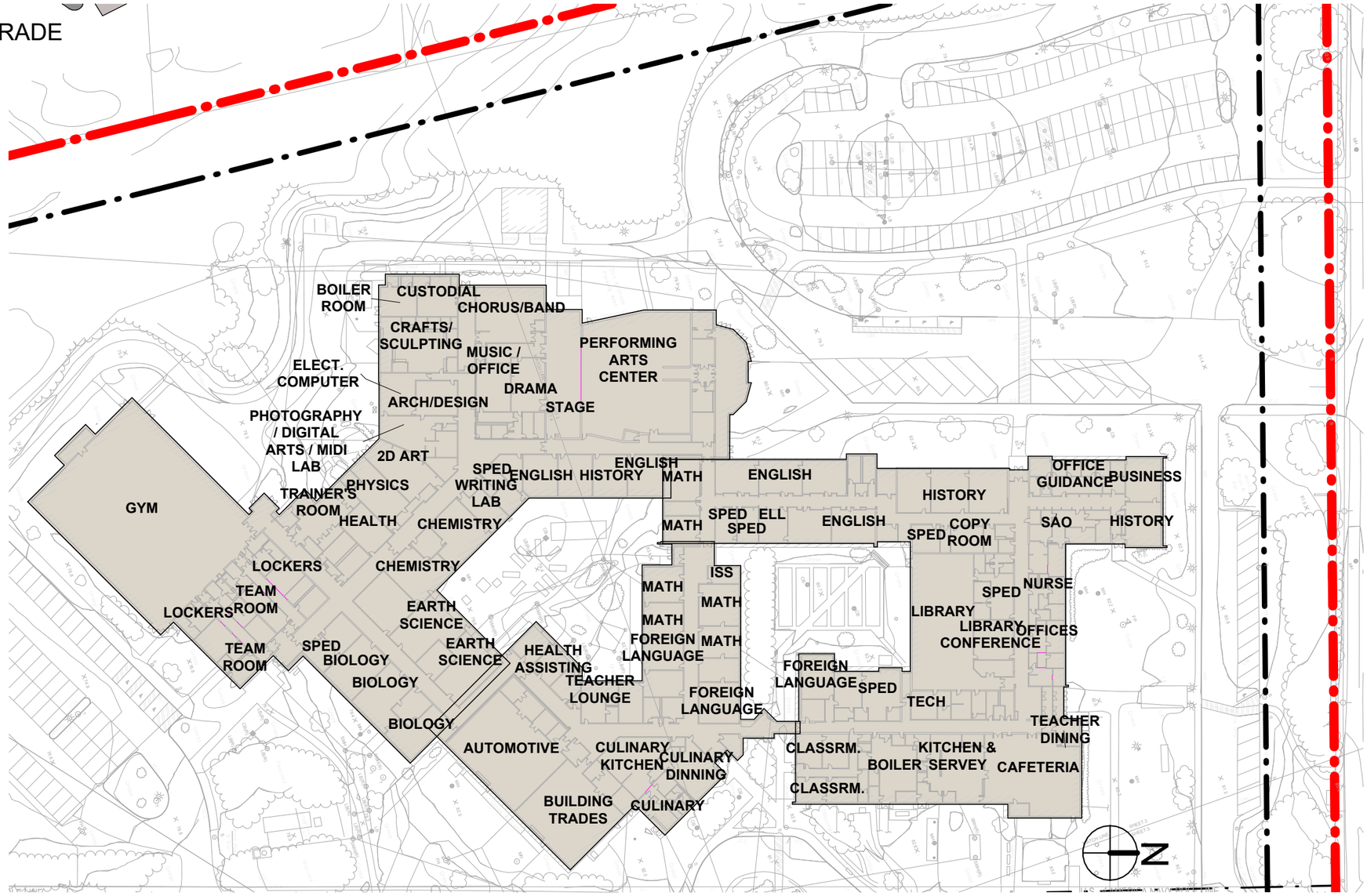
- School does not comply with MSBA space template
- No increase in core academic spaces or CTE spaces desired by district such as expanded Health Assisting
- Difficult construction scenario with students in occupied school
- Construction will require costly temp swing space to allow areas to be vacated for renovation.

R1 - RENOVATION / CODE UPGRADE

RENOVATION: 165,000 SF

PHASING SCHEDULE:

PHASES: MULTIPLE PHASES IN OCCUPIED SCHOOL. STUDENTS AND STAFF HAVE TO MOVE AROUND FROM AVAILABLE AREA TO THE NEXT. ALSO REQUIRES SWING SPACE / MODULAR CLASSROOMS TO WORK WELL.



PROS:

- Upgrades for code compliance, new systems and finishes makes the building feel new.
- Maintains existing fields.

CONS:

- School does not comply with MSBA space template
- No increase in core academic spaces or CTE spaces desired by district such as expanded Health Assisting
- Difficult construction scenario with students in occupied school.
- Construction will require costly temp swing space to allow areas to be vacated for renovation.

ADDITION/RENOVATION

Addition Renovation

While considering Addition / Renovation options there were multiple approaches taken. Through discussions with the district and community members the Auditorium (PAC) and gym are important spaces to the school and community. The approach to AR1, AR4 and AR5 is to retain the 1995 portion of the school that includes the gym and PAC while incorporating the other program elements through additions. AR2 only keeps the PAC while the other program elements are captured in additions. AR3 retains the oldest part of the school that also has the most architectural interest and is the “front” of the school that most recognizable from the main street.

AR1

KEEP THE MAJORITY OF THE 1995 PORTION

+ 2 STORY ADDITION

AR1 - Addition Renovation
Keep the Majority of the 1995 Portion
+ 2 Story Addition

This addition renovation option retains the existing gym, the existing auditorium (PAC) and stage, along with classrooms spaces that would be renovated into non-chapter 74 program vocational spaces, music spaces, and a CTE classroom. The existing locker rooms would be extensively renovated. Existing classroom space would be renovated to house Administration. A large addition would place the cafeteria and kitchen next to the PAC. As a part of the addition, a two-story classroom wing would be built connected by a double height media center and capped by art rooms. The remaining CTE programs would be another addition. A smaller addition would be placed next to the gym to house PE alternatives. The bulk of the additions would be constructed prior to any demolition or renovation. This allows students to move into the addition space while the remaining portions of the school were renovated, demolished and the last addition built.

This option does not fully comply with the space summary as the existing gym, auditorium and stage are oversized.

Pros

- Retains the existing gym and PAC.
- Construction sequence would allow for academic spaces to be built prior to demolition and would not need modular classrooms.
- Maintains the existing fields.
- Creates a courtyard.
- Maintains existing fields use.

Cons

- Construction close to the existing building may be disruptive to students and teachers.
- Long travel distances from classrooms to health and physical education spaces and art/voc spaces.
- Music classrooms do not have windows.
- Courtyard maintenance.

AR1 - ADDITION / RENOVATION

RENOVATION: 74,200 SF

ADDITION: 185,500 SF

PHASING SCHEDULE:

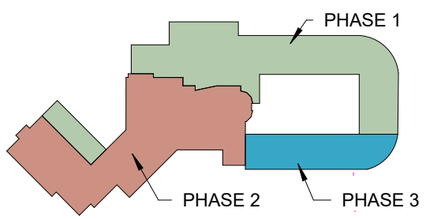
PHASE 1: CONSTRUCTION OF NEW ACADEMIC SPACES, CAFE, KITCHEN, BOH. **DURATION (24) MONTHS.**

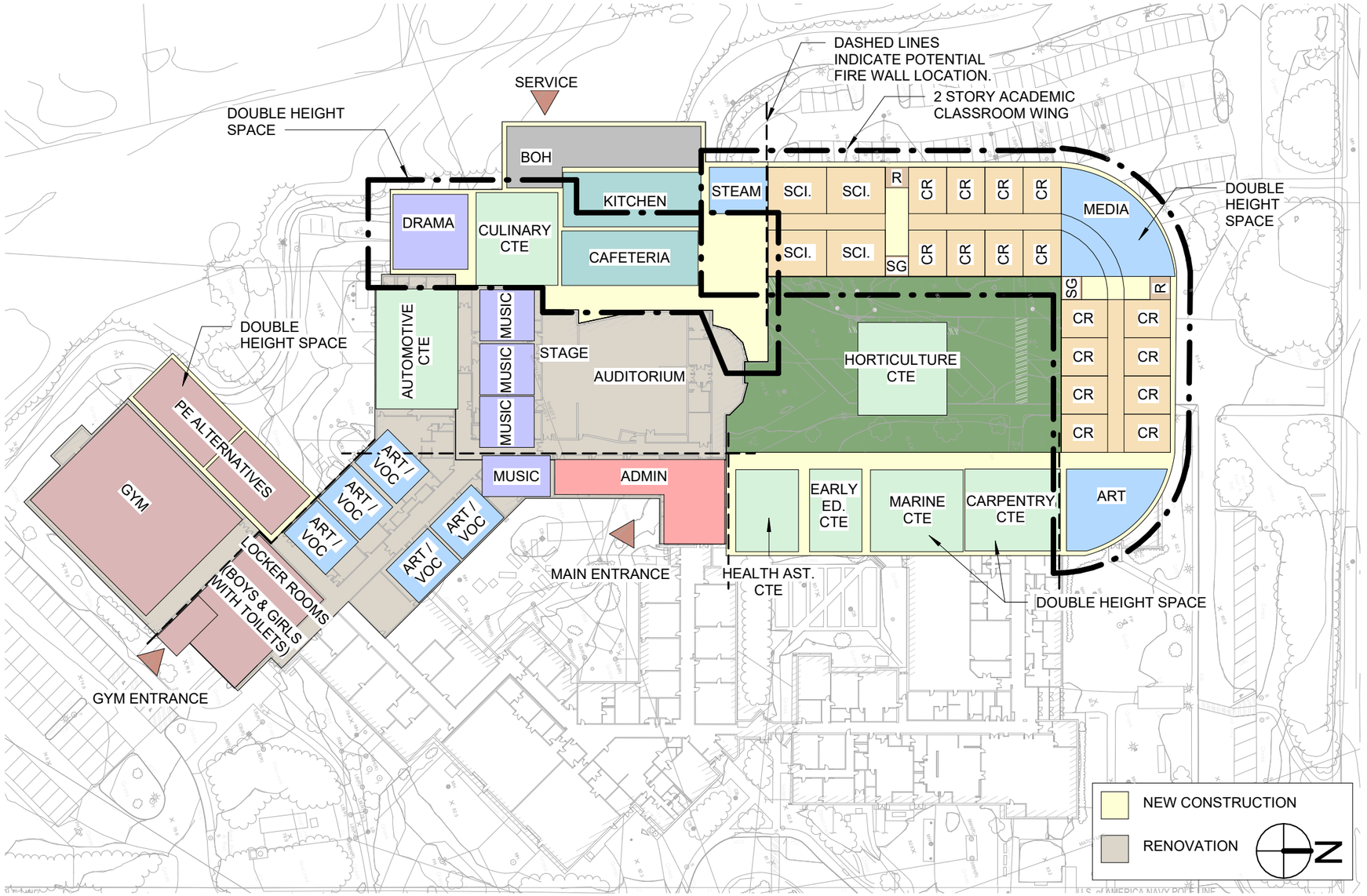
PHASE 2: RENOVATION OF GYM, SOME CLASSROOMS, AUDITORIUM, RENOVATING CLASSROOMS INTO ADMIN SPACE. **DURATION (12) MONTHS. SUMMERS & STACKED SEQUENCES.**

PHASE 3: PARTIAL DEMOLITION OF BUILDING. CONSTRUCTION OF NEW CTE SPACES & ART. **DURATION (12) MONTHS.**

PHASE 4: FIELD IMPROVEMENTS AND SITE WORK. **DURATION (6) MONTHS. SUMMERS & STACKED SEQUENCES.**

PHASE 1 & 3 ARE CRITICAL PATH AND DERIVE A TOTAL PROJECT DURATION: 36 MONTHS.





PROS:

- Retains the existing gym and PAC.
- Construction sequence would allow for academic spaces to be built prior to demolition and would not need modular classrooms.
- Maintains the existing fields.
- Creates a courtyard.
- Maintains existing fields.

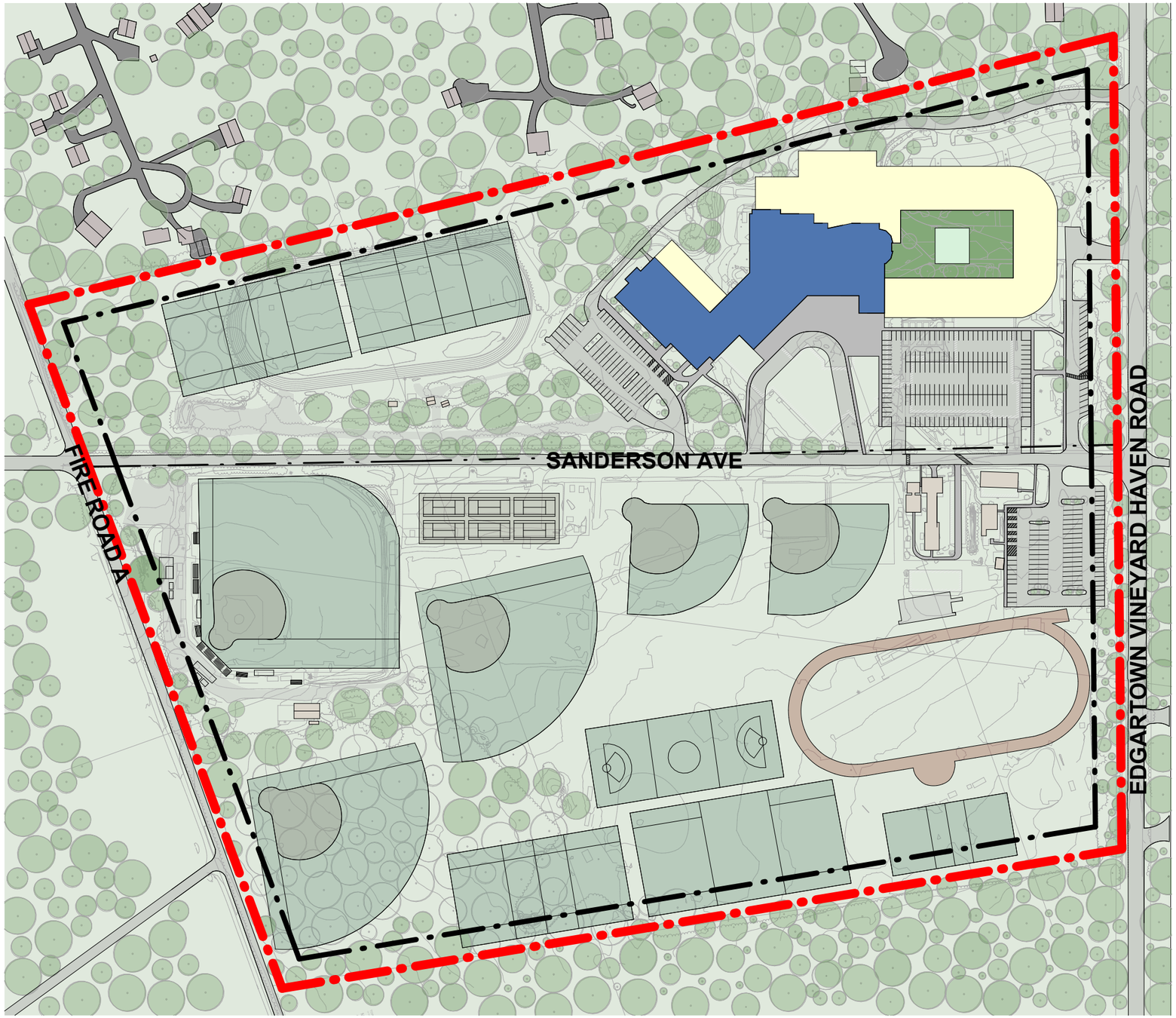
CONS:

- Construction close to the existing building may be disruptive to students and teachers.
- Long travel distances from classrooms to health and physical education spaces and art/voc spaces.
- Music classrooms do not have windows.
- Courtyard maintenance.

AR1 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



AR2

KEEP THE PAC + MAJOR ADDITIONS

AR2 - Addition Renovation
Keep the PAC + Major Additions

For this option, the original 1959 portion of the building is retained and renovated. (2) two-story additions of general classrooms and science classrooms are placed to the west of the 1959 portion. The original 1959 portion is renovated to include a relocated media center, cafeteria, and expanded kitchen. The classrooms in the existing part of the school will be renovated but will most likely remain undersized compared to the guidelines. Following the renovation, a major addition is built on the footprint of the existing school. That addition includes a CTE wing, along with a health and physical education block, an auditorium, arts/music and admin suite. The assumption is that this addition does not offer enough area for swing space and this option will therefore require modular classrooms during the entirety of construction to accomplish phasing the renovation of the existing school and additions. This option generally meets the preliminary space template.

Pros

- Retains the existing PAC.
- Construction sequence would allow for academic spaces to be built prior to demolition and would not need modular classrooms.
- Maintains the existing fields.
- Creates a protected outside space.
- Maintains existing fields use.

Cons

- Construction close to the existing building may be disruptive to students and teachers.
- Long travel distances from classrooms to health and physical education spaces and art/voc spaces.
- Music classrooms do not have windows.
- Located close to west property line and neighbors.
- Classroom wing is close to the main road.

AR2 - ADDITION / RENOVATION

RENOVATION: 25,165 SF

ADDITION: 234,535 SF

PHASING SCHEDULE:

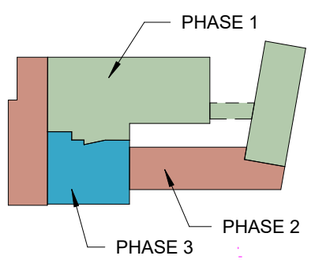
PHASE 1: CONSTRUCTION OF NEW ACADEMIC SPACES, CAFE, KITCHEN, BOH. GYM, PE. **DURATION (24) MONTHS.**

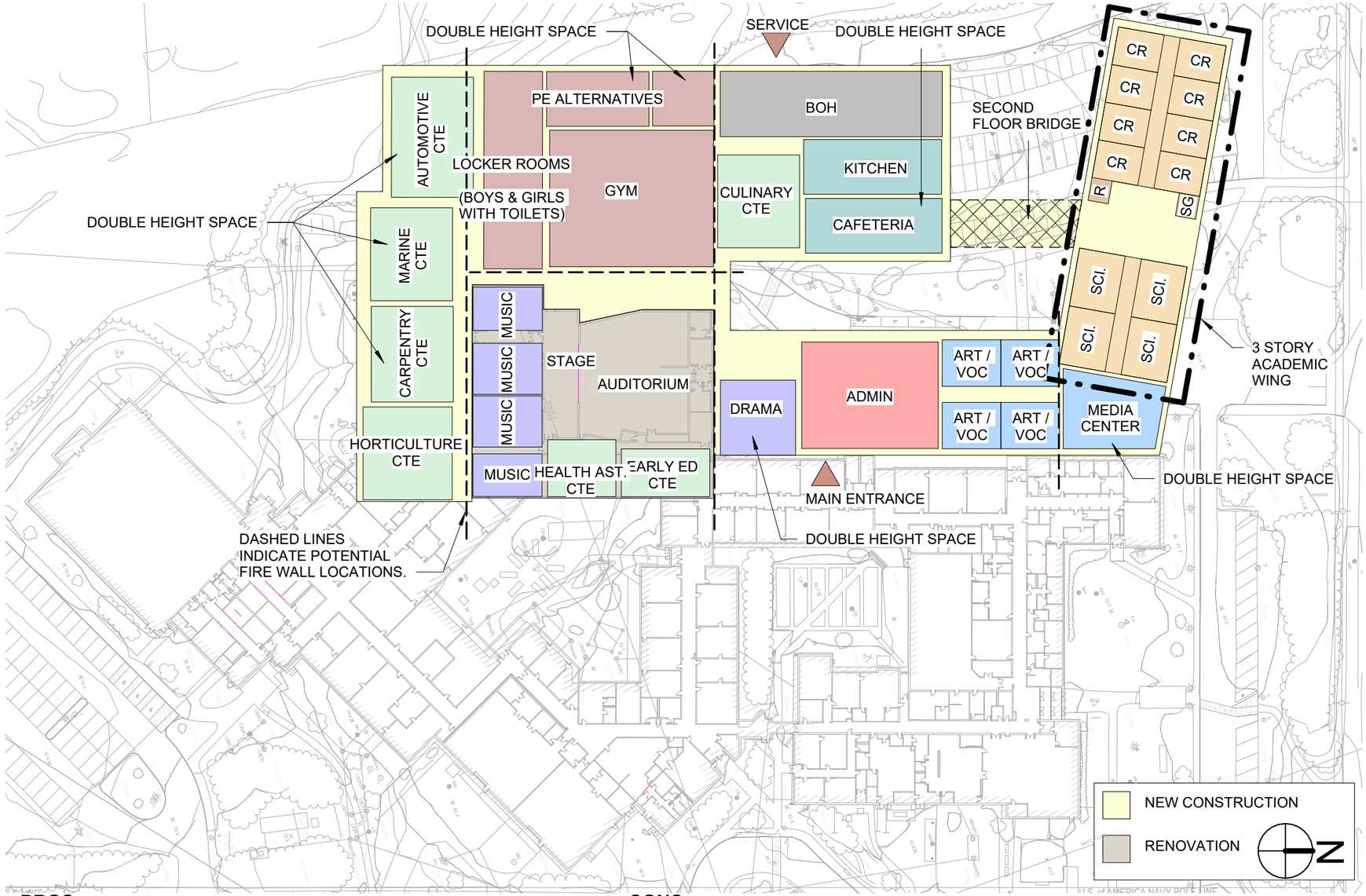
PHASE 2: CONSTRUCTION OF NEW CTE SPACES, DRAMA, ADMIN, AND ART SPACES. **DURATION (18) MONTHS. STACKED SEQUENCE.**

PHASE 3: DEMOLITION OF MAJORITY OF BUILDING. RENOVATION OF MUSIC SPACES, AUDITORIUM AND RENOVATION OF SPACE FOR CTE PROGRAM. **DURATION (6) MONTHS. SUMMERS & STACKED SEQUENCES.**

PHASE 4: FIELD IMPROVEMENTS AND SITE WORK. **DURATION (6) MONTHS. SUMMERS & STACKED SEQUENCES.**

PHASE 1 & 2 ARE CRITICAL PATH AND DERIVE A TOTAL PROJECT DURATION: 36 MONTHS.





PROS:

- Retains the existing PAC.
- Construction sequence would allow for academic spaces to be built prior to demolition and would not need modular classrooms.
- Maintains the existing fields.
- Creates a protected outside space.
- Maintains existing fields.

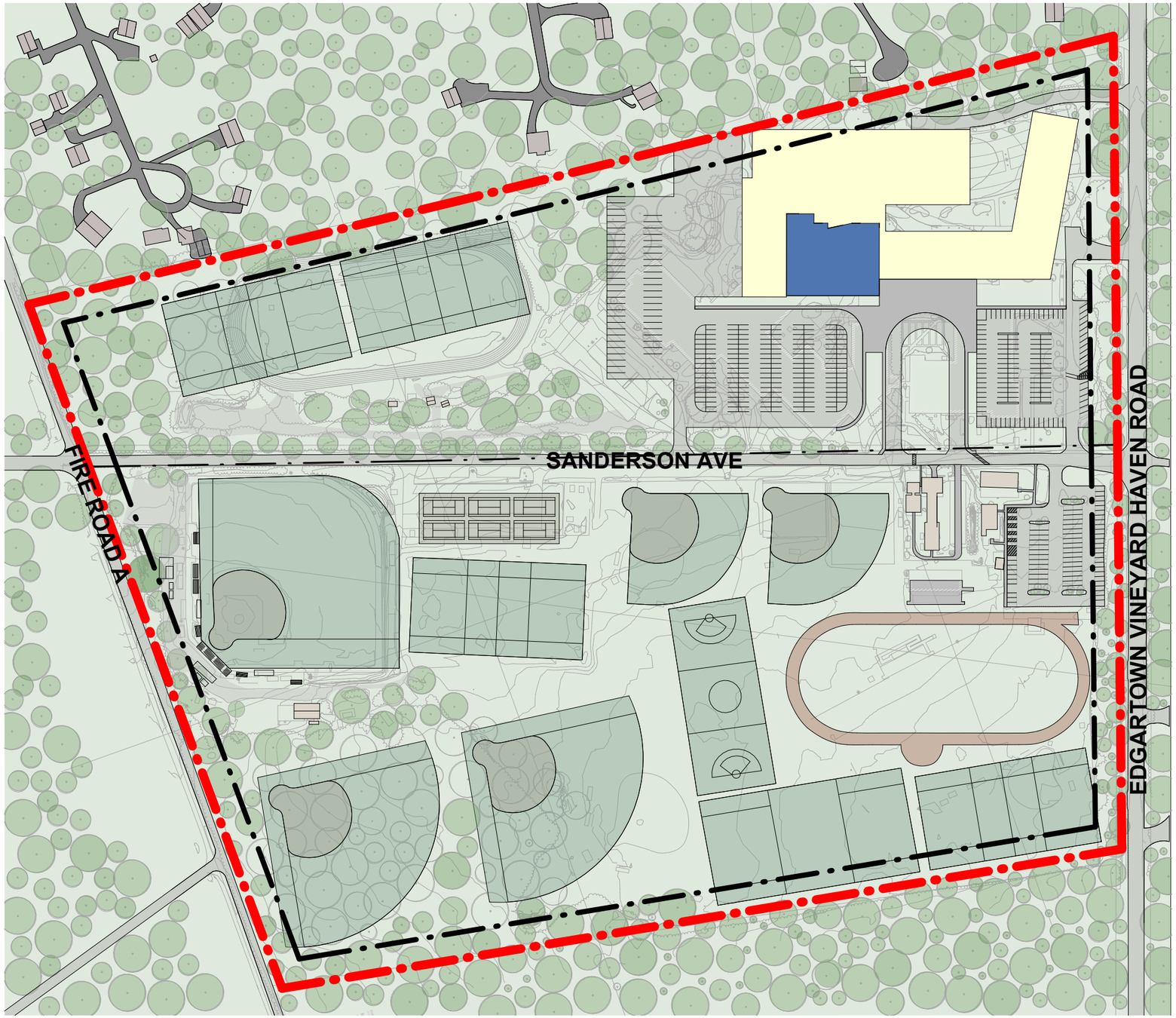
CONS:

- Construction close to the existing building may be disruptive to students and teachers.
- Long travel distances from classrooms to health and physical education spaces and art/voc spaces.
- Music classrooms do not have windows.
- Located close to west property line and neighbors.
- Classroom wing is close to the main road.

AR2 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS FRONT - 50'-0" SIDE - 50'-0" REAR - 50'-0"

DISTRICT: R-3 RESIDENTIAL



AR3

KEEP THE 1959 PORTION + MAJOR ADDITIONS

AR3 - Addition Renovation
Keep the 1959 Portion + Major Additions

This approach significantly limits what is being kept and renovated. The auditorium (PAC) and stage are kept along with a few spaces directly adjacent to the stage and auditorium. The rest of the existing school is demolished and replaced with a major addition. The health and physical education spaces along with the cafeteria, kitchen, Culinary Arts CTE and custodial spaces would be built first along with a three-story academic wing. Building those spaces, particularly the academic wing, while students are in the existing school limits the need for any modular classrooms. Students would move into the addition while the existing school is demolished and the CTE program addition and renovation of the remaining school space is renovated.

This option does not fully comply with the space summary as the existing auditorium and stage are oversized.

Pros

- Retains the 1959 portion of building and "front" of school.
- Creates protected outdoor space.
- Maintains existing fields use.

Cons

- Construction close to the existing building may be disruptive to students and teachers.
- Modular classrooms would be needed during the entirety of construction.
- Long travel distances across the building. Classrooms to CTE programs and health and physical education spaces are examples.
- Classrooms in renovated portion will most likely be undersized.

AR3 - ADDITION / RENOVATION

RENOVATION: 53,730 SF

ADDITION: 205,970 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW ACADEMIC WINGS. **DURATION (18) MONTHS.**

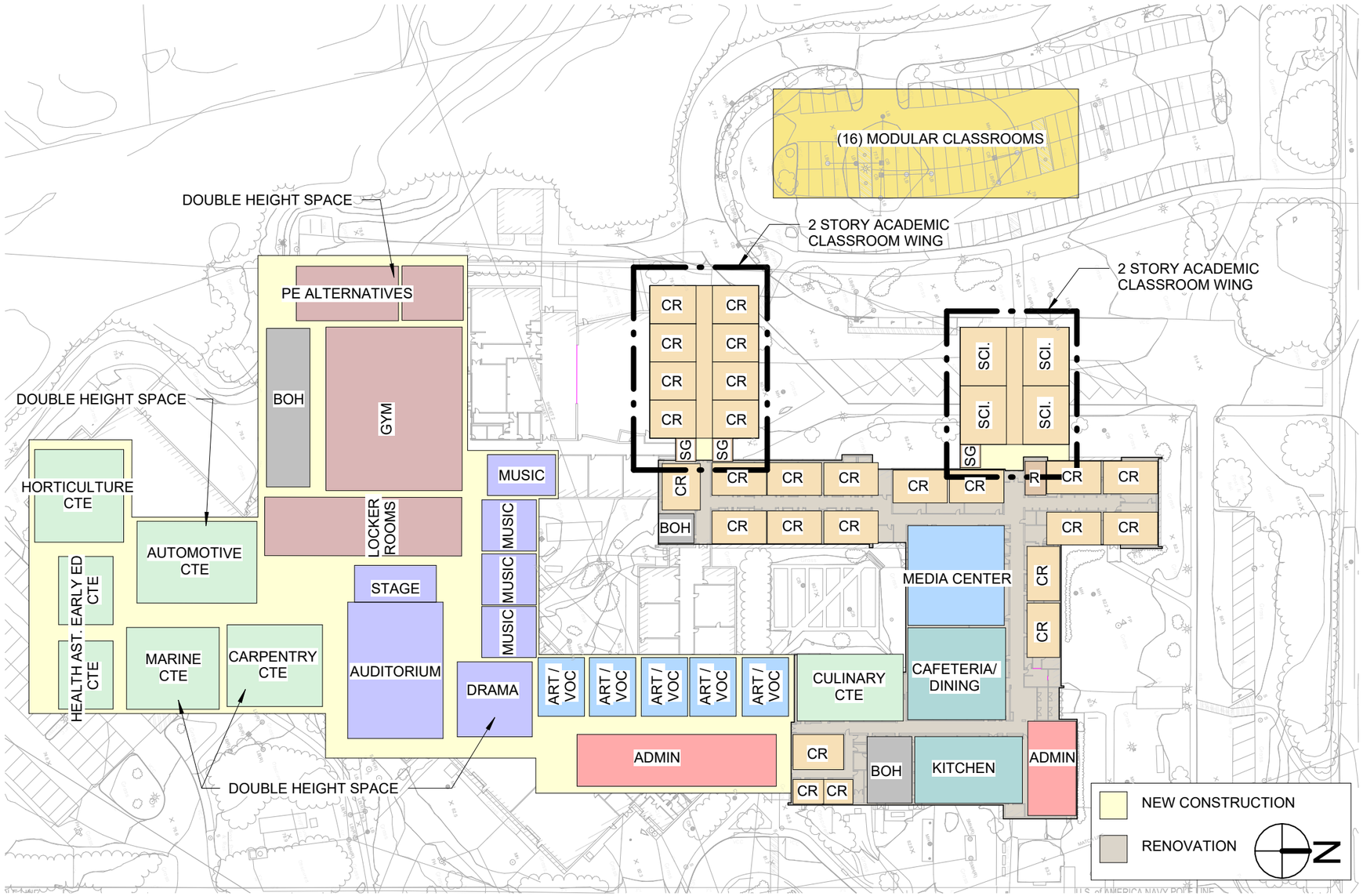
PHASE 2: RENOVATION OF CLASSROOMS, MEDIA CENTER, CAFE, KITCHEN, ADMIN, BOH. **DURATION (18) MONTHS. SUMMERS & STACKED SEQUENCES.**

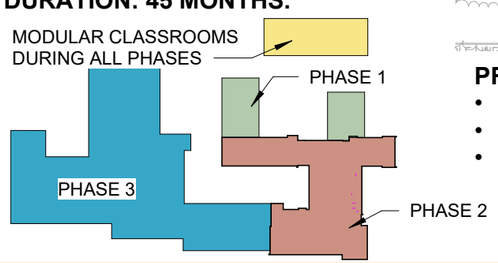
PHASE 3: DEMOLITION MAJORITY OF BUILDING. NEW CONSTRUCTION OF CTE SPACES, AUDITORIUM, MUSIC/ART SPACES, AND ATHLETICS SPACES. **DURATION (24) MONTHS.**

PHASE 4: FIELD IMPROVEMENTS AND SITE WORK. **DURATION (6) MONTHS. SUMMERS & STACKED SEQUENCES.**

(16) MODULAR CLASSROOMS NEEDED FOR DURATION OF PROJECT.

PHASE 1 & 3 ARE CRITICAL PATH AND DERIVE A TOTAL PROJECT DURATION: 45 MONTHS.





PROS:

- Retains the 1959 portion of building and "front" of school.
- Creates protected outdoor space.
- Maintains existing fields.

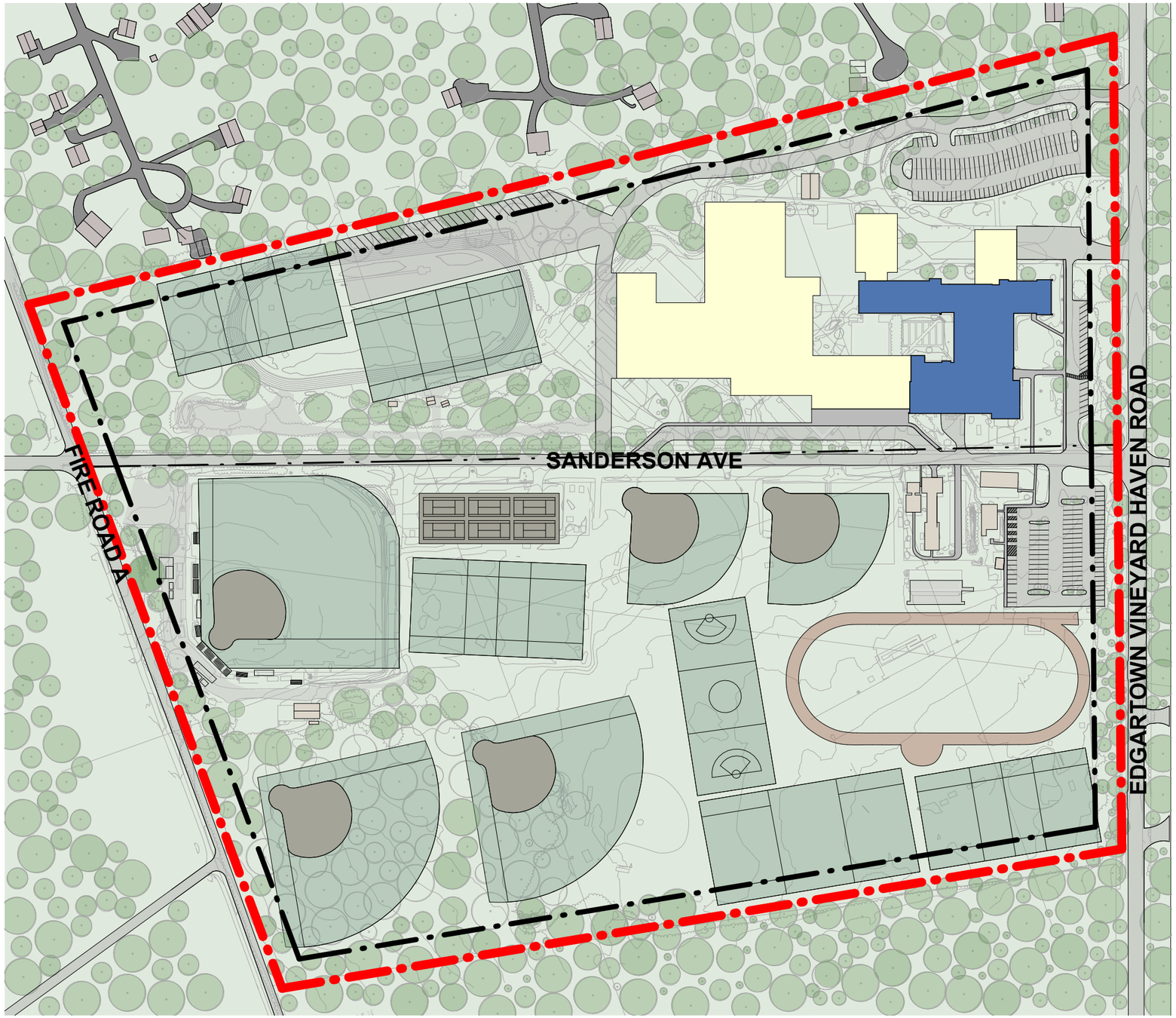
CONS:

- Construction close to the existing building may be disruptive to students and teachers.
- Modular classrooms would be needed during the entirety of construction.
- Long travel distances across the building. Classrooms to CTE programs and health and physical education spaces are examples.
- Classrooms in renovated portion will most likely be undersized.

AR3 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS FRONT - 50'-0" SIDE - 50'-0" REAR - 50'-0"

DISTRICT: R-3 RESIDENTIAL



AR4

KEEP THE 1995 PORTION + 3 STORY ADDITION

AR4- Addition Renovation
Keep the 1995 Portion + 3 story addition
Much like option AR1, this approach retains the 1995 portion of the building that includes the gym, auditorium (PAC) and stage. The cafeteria along with non-chapter 74 vocational spaces are relocated into the renovated 1995 building. The drama classroom would be added adjacent to the music and auditorium spaces. The large CTE space, media center and administration suite would all be located on the first floor of an addition that would create a courtyard between it and the 1995 portion. On the second and third floor above those spaces would be the general classrooms and science classrooms. The assumption is that scheme does not offer enough area for swing space and this option will therefore require modular classrooms during the entirety of construction to accomplish phasing the renovation of the existing school and additions.

This option does not fully comply with the space summary as the existing gym, auditorium and stage are oversized.

Pros

- Retains the existing gym and PAC.
- Compact footprint.
- CTE programs are forward and public facing.
- Creates a courtyard.
- Maintains existing fields use.

Cons

- Construction close to the existing building may be disruptive to students and teachers.
- Modular classrooms would be needed during the entirety of construction.
- Music classrooms do not have windows.
- Courtyard maintenance.

AR4 - ADDITION / RENOVATION

RENOVATION: 81,390 SF

ADDITION: 178,310 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW DRAMA CLASSROOM, PE & KITCHEN. **DURATION (12) MONTHS.**

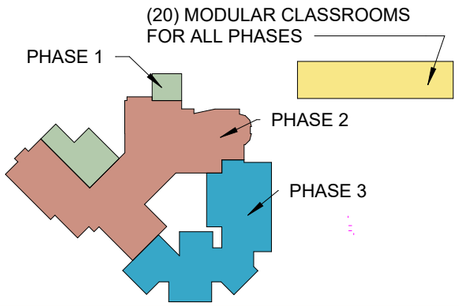
PHASE 2: RENOVATION OF GYM, SOME CLASSROOMS, AUDITORIUM, RENOVATING CLASSROOMS . **DURATION (24) MONTHS. SUMMERS & STACKED SEQUENCES.**

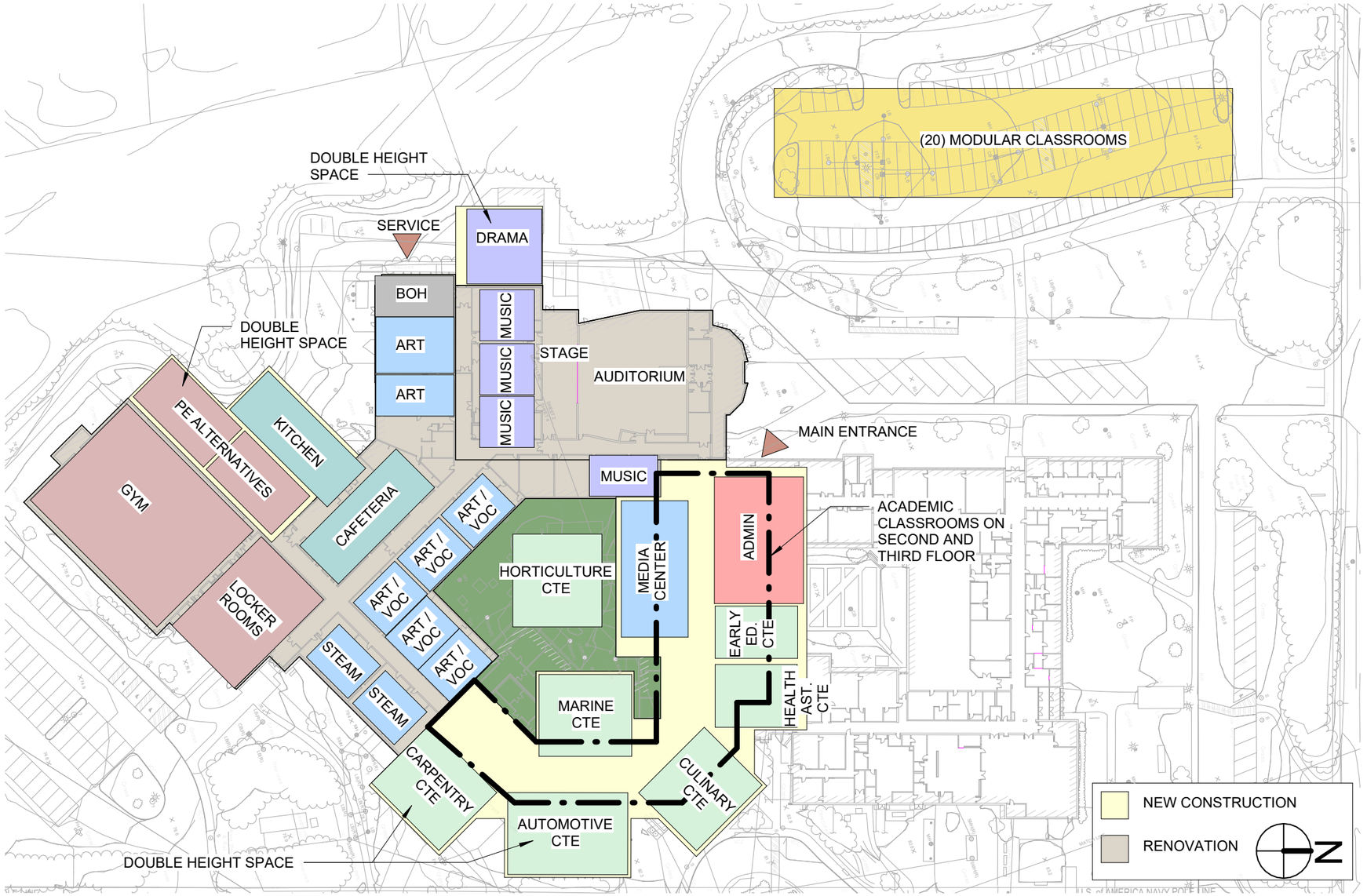
PHASE 3: DEMOLITION MAJORITY OF BUILDING. NEW CONSTRUCTION OF CTE SPACES, CLASSROOMS, & MEDIA. **DURATION (24) MONTHS.**

PHASE 4: FIELD IMPROVEMENTS AND SITE WORK. **DURATION (6) MONTHS. SUMMERS & STACKED SEQUENCES.**

(20) MODULAR CLASSROOMS NEEDED FOR DURATION OF PROJECT.

TOTAL PROJECT DURATION: 45 MONTHS.





PROS:

- Retains the existing gym and PAC.
- Compact footprint.
- CTE programs are forward and public facing.
- Creates a courtyard.
- Maintains existing fields.

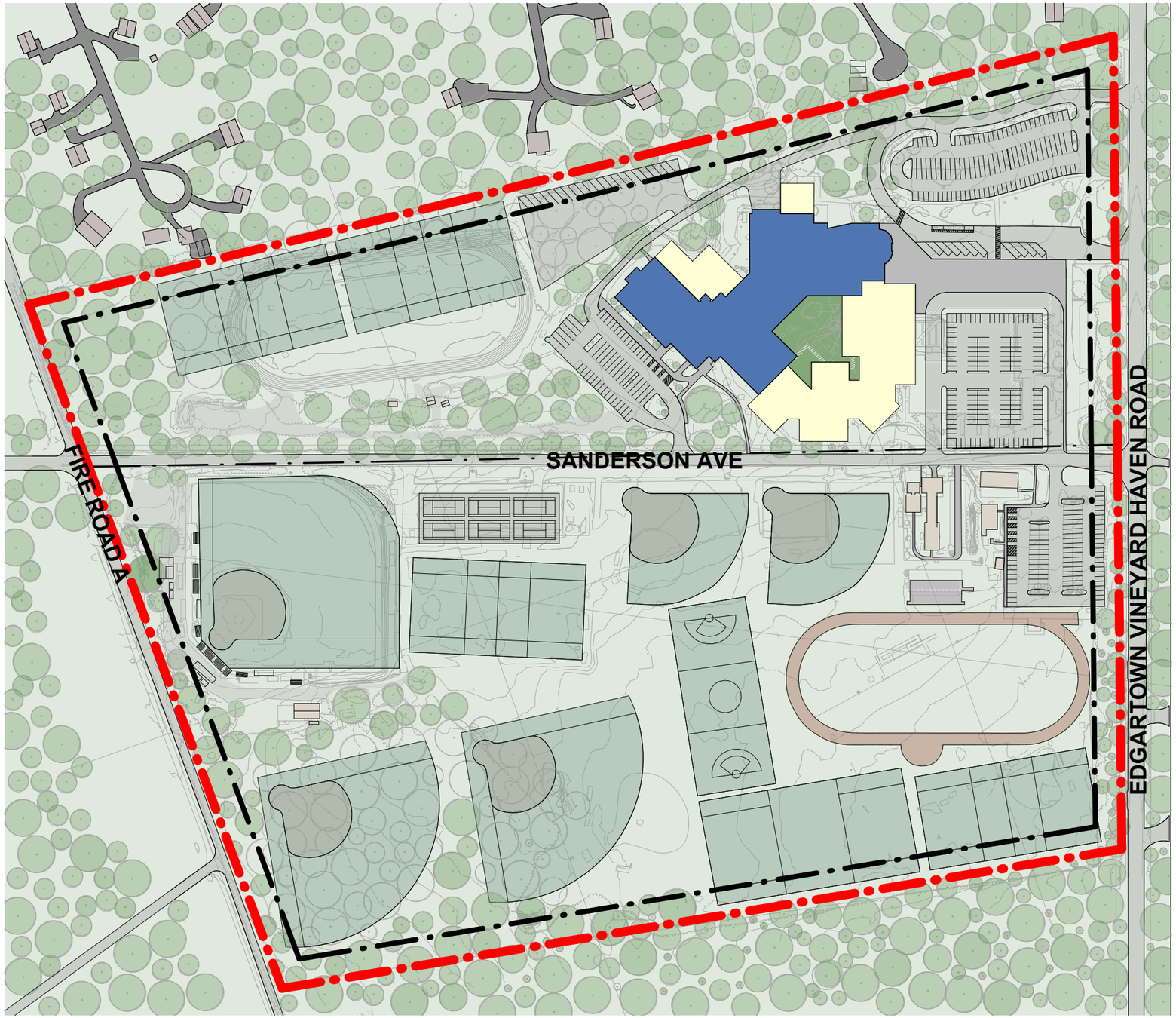
CONS:

- Construction close to the existing building may be disruptive to students and teachers.
- Modular classrooms would be needed during the entirety of construction.
- Music classrooms do not have windows.
- Courtyard maintenance.

AR4 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS FRONT - 50'-0" SIDE - 50'-0" REAR - 50'-0"

DISTRICT: R-3 RESIDENTIAL



AR5

KEEP THE 1995 PORTION + 2 STORY ADDITION

AR5- Addition Renovation
Keep the 1995 Portion + 2 story addition

Like AR 1 and AR4, this option retains the 1995 portion of the building that includes the gym and auditorium (PAC). This approach creates a CTE wing that is prominent from the main street passing the school. The CTE wing is also close to the PAC, separated by a new cafeteria space. An addition to the west of the PAC allows for the addition of custodial and kitchen related spaces. In the remaining 1995 portion, the science classrooms would be renovated and enlarged to meet the space guidelines. A two-story academic wing along with the media center would be built on the foot print of the existing school. The assumption is that scheme does not offer enough area for swing space and this option will therefore require modular classrooms during the entirety of construction to accomplish phasing the renovation of the existing school and additions.

Pros

- Retains the existing gym and PAC.
- CTE programs are forward and public facing.
- Creates a courtyard.
- Maintains existing fields use.

Cons

- Construction close to the existing building may be disruptive to students and teachers.
- Modular classrooms would be needed during the entirety of construction.
- Music classrooms do not have windows.
- Courtyard maintenance.
- Classroom solar orientation is not ideal.
- Isolated CTE wing – disconnect to rest of school.

AR5 - ADDITION / RENOVATION

RENOVATION: 81,390 SF

ADDITION: 178,310 SF

PHASING SCHEDULE:

PHASE 1: RENOVATION OF GYM, SOME CLASSROOMS, AUDITORIUM, RENOVATING CLASSROOMS. **DURATION (18) MONTHS. SUMMERS & STACKED SEQUENCES.**

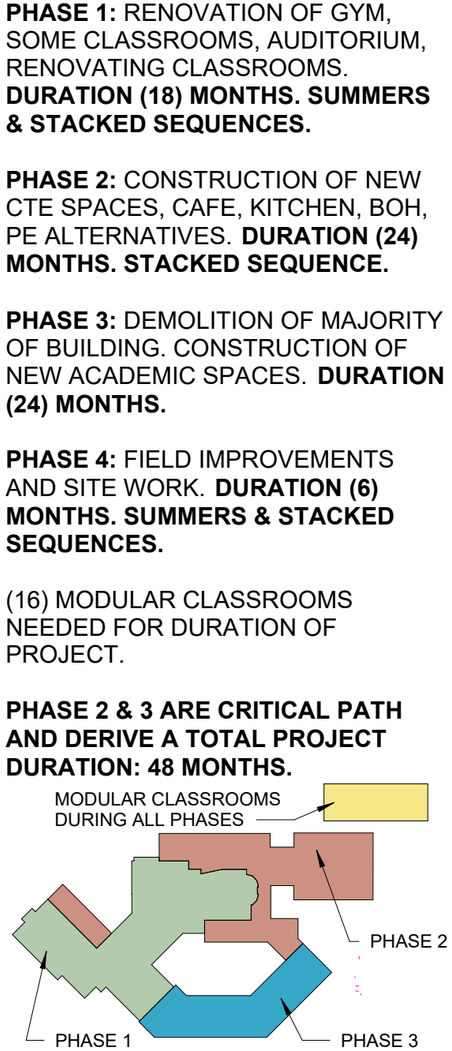
PHASE 2: CONSTRUCTION OF NEW CTE SPACES, CAFE, KITCHEN, BOH, PE ALTERNATIVES. **DURATION (24) MONTHS. STACKED SEQUENCE.**

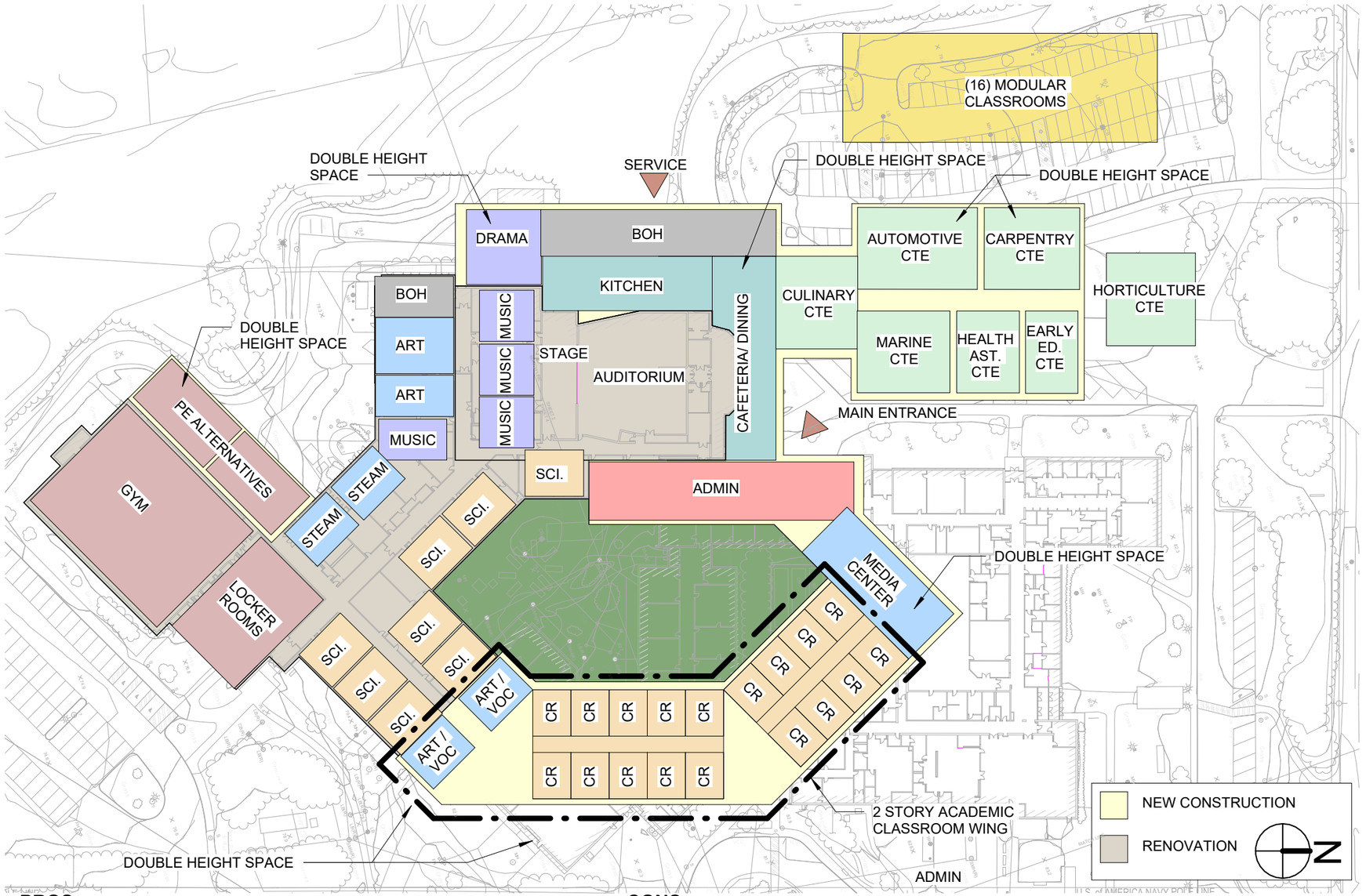
PHASE 3: DEMOLITION OF MAJORITY OF BUILDING. CONSTRUCTION OF NEW ACADEMIC SPACES. **DURATION (24) MONTHS.**

PHASE 4: FIELD IMPROVEMENTS AND SITE WORK. **DURATION (6) MONTHS. SUMMERS & STACKED SEQUENCES.**

(16) MODULAR CLASSROOMS NEEDED FOR DURATION OF PROJECT.

PHASE 2 & 3 ARE CRITICAL PATH AND DERIVE A TOTAL PROJECT DURATION: 48 MONTHS.





PROS:

- Retains the existing gym and PAC.
- CTE programs are forward and public facing.
- Creates a courtyard.
- Maintains existing fields.

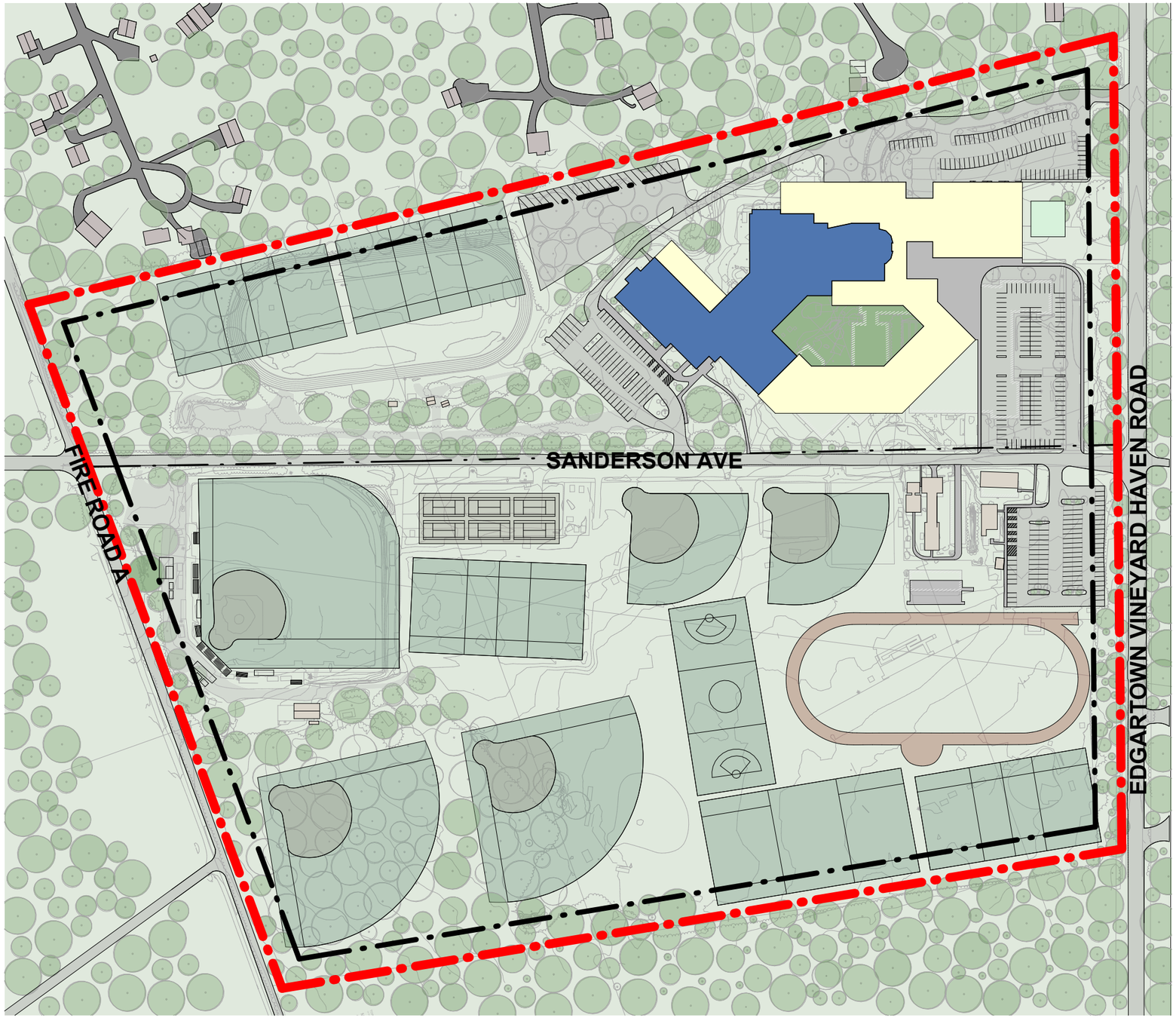
CONS:

- Construction close to the existing building may be disruptive to students and teachers.
- Modular classrooms would be needed during the entirety of construction.
- Music classrooms do not have windows.
- Courtyard maintenance.
- Classroom solar orientation is not ideal.
- Isolated CTE wing – disconnect to rest of school.

AR5 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS FRONT - 50'-0" SIDE - 50'-0" REAR - 50'-0"

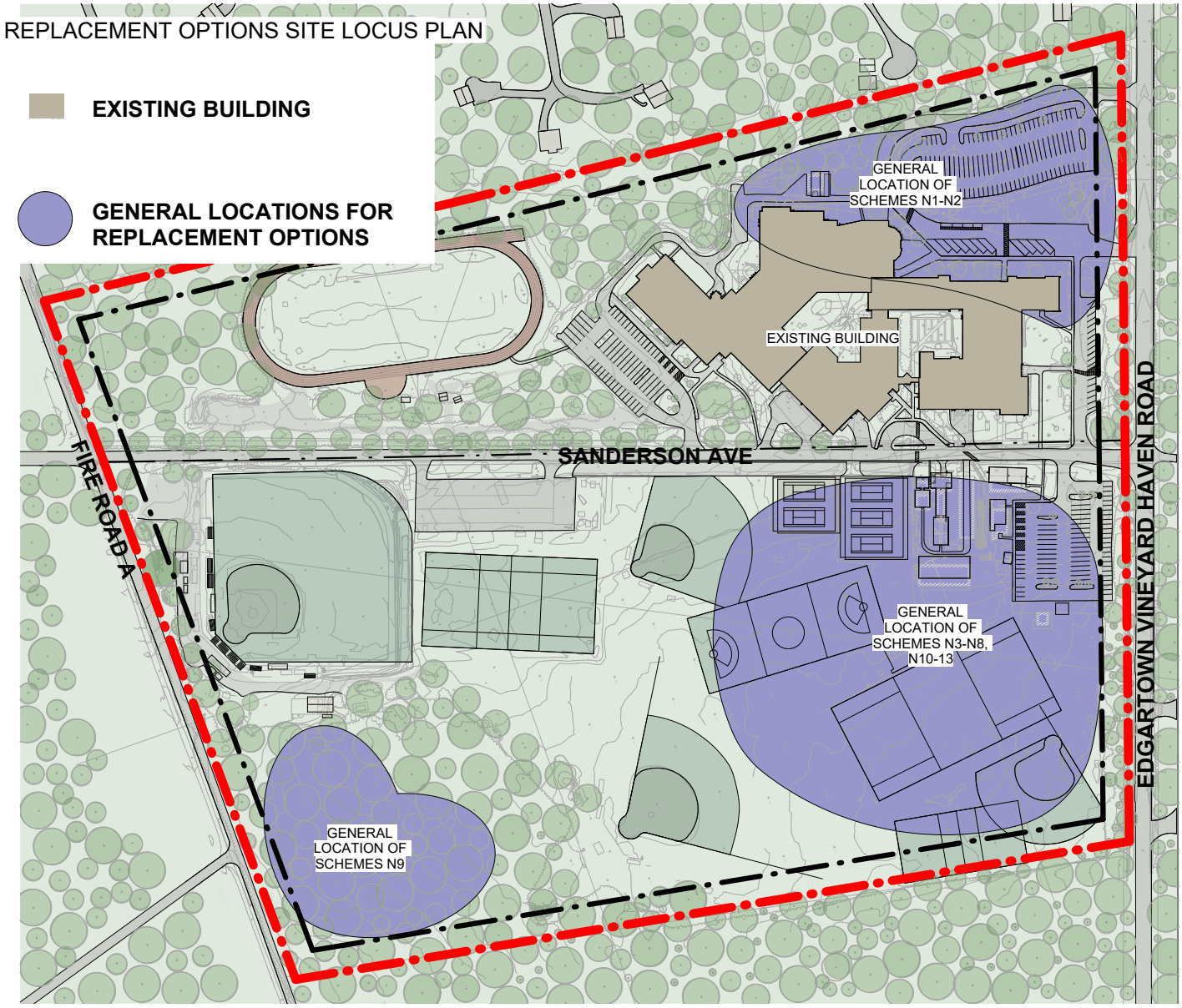
DISTRICT: R-3 RESIDENTIAL



NEW - REPLACEMENT

New - Replacement

The approach of N1 and N2 schemes is to build around and on the existing school site. The existing fields remain operational during construction. These schemes have the potential to be disruptive to the students and teachers in the existing school as it is being built. The approach for schemes N3-N13 is to place the replacement across from the existing school on the playing fields. The significant challenge to this approach is that there will be limited fields for use during the construction phase and the demolition phase and subsequent timer period while the fields are being established before beneficial use. There is a variation of where the replacement options are sited to study mitigating the impact on the fields during the initial construction phase. However, this approach allows for a clear phasing and separation between construction and the existing building. Students will be able to remain in the existing school until a replacement building is ready for occupancy. Athletic fields, parking and other site considerations would be located where the existing school footprint is. Schemes N3-N13 have similar approaches to the layout of the fields and parking. Circulation around the individual schemes respond to the various building layouts and program adjacencies.



N1

2 FLOORS, SURROUNDING EXISTING SCHOOL ON EXISTING SCHOOL FOOTPRINT

N1- Replacement Building
2 floors, surrounding existing school
on existing school footprint

This approach builds a two-story high school with a courtyard at the center in phases that would allow students to remain in the existing school while most of the replacement building was being built. Students would move to the replacement building and demolition of the existing building and construction of the outstanding additions would be completed. The significant challenge to this approach is that it is built close to the existing school with potential disturbances to students and teachers. Construction logistics with this approach would be difficult.

This option meets the preliminary space template.

Pros

- Central courtyard space.
- Centrally located cafeteria/commons space next to courtyard.
- CTE programs are grouped together.
- Maintains existing fields use.
- Two-story classroom portions allow for better circulation and shorter travel times.

Cons

- Phased construction of building. Elongating construction schedule.
- Close to the property line, neighbors, and the main street.
- Lacks a welcoming entry.
- Music classrooms do not have windows.
- Courtyard maintenance.
- Gym and athletic spaces are far from athletic field.

N1 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

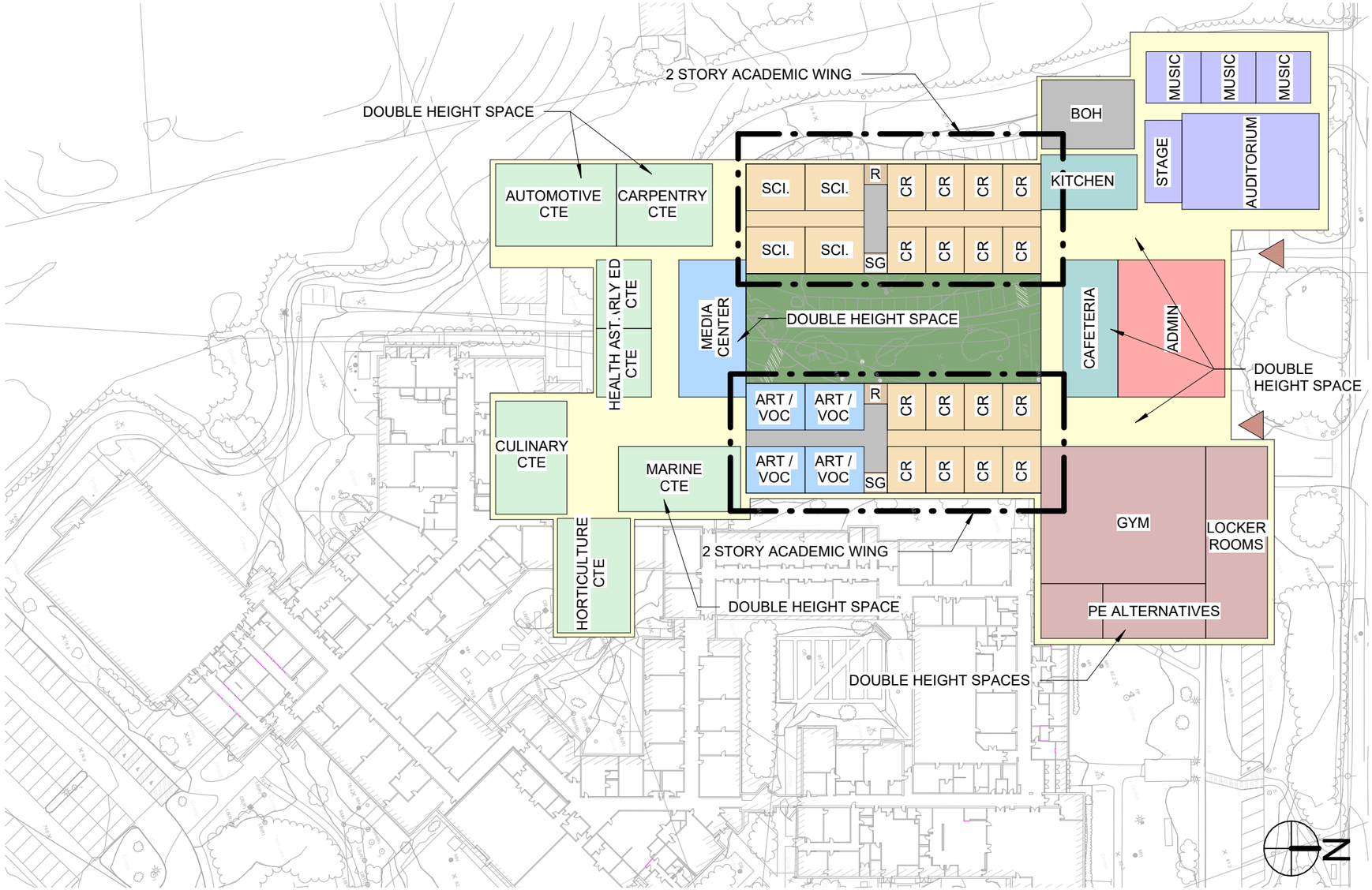
PHASING SCHEDULE:

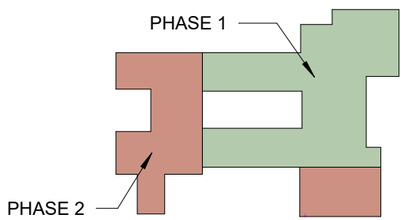
PHASE 1: CONSTRUCTION OF NEW ACADEMIC WINGS, AUDITORIUM, CAFE, ADMIN. **DURATION (18) MONTHS.**

PHASE 2: DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF NEW CTE SPACES, PE ALTERNATIVES, MEDIA. **DURATION (18) MONTHS. STACKED SEQUENCE.**

PHASE 3: FIELD IMPROVEMENTS AND SITE WORK. **DURATION (6) MONTHS. SUMMERS & STACKED SEQUENCES.**

PHASE 1 & 2 ARE CRITICAL PATH AND DERIVE A TOTAL PROJECT DURATION: 36 MONTHS.





PROS:

- Central courtyard space.
- Centrally located cafeteria/commons space next to courtyard.
- CTE programs are grouped together.
- Maintains existing fields use.
- Two-story classroom portions allow for better circulation and shorter travel times.

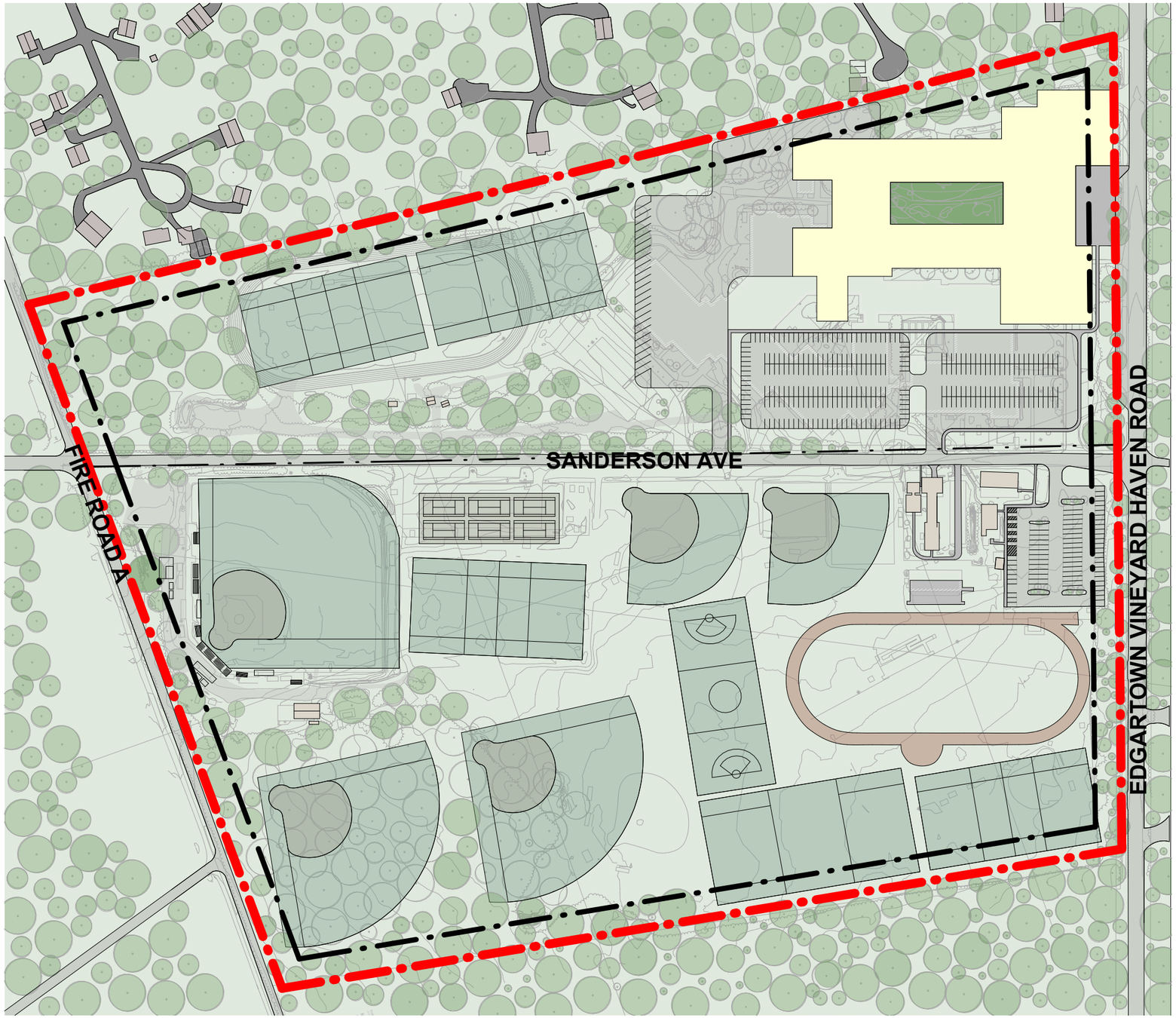
CONS:

- Phased construction of building. Elongating construction schedule.
- Close to the property line, neighbors, and the main street.
- Lacks a welcoming entry.
- Music classrooms do not have windows.
- Courtyard maintenance.
- Gym and athletic spaces are far from athletic field.

N1 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATION
OTHER BUILDINGS
GREEN SPACE
FIELDS
FIELDS
TRACK
STREETS
PARKING
SIDEWALKS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N2

2 FLOORS, SURROUNDING EXISTING SCHOOL / ON EXISTING SCHOOL FOOTPRINT

N2- Replacement Building
2 Floors, Surrounding Existing School /
on Existing School Footprint

In this approach, two-story classroom wings are built along with CTE program spaces in phases that would allow students to remain in the existing school while most of the replacement building was being built. Students would move to the replacement building and demolition of the existing building and construction of the outstanding additions would be completed. The significant challenge to this approach is that it is built close to the existing school with potential disturbances to students and teachers. Construction logistics with this approach would be difficult.

This option meets the preliminary space template.

Pros

- Central courtyard space plus protected courtyard like space between classroom wings.
- Centrally located cafeteria and media center next to each other and to protected outdoor space.
- CTE programs are grouped together.
- Maintains existing fields use.

Cons

- Phased construction of building. Elongating construction schedule.
- Close to the property line, neighbors, and the main street.
- Lacks a welcoming entry.
- Music classrooms do not have windows.
- Courtyard maintenance.
- Gym and athletic spaces are far from athletic field.

N2 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

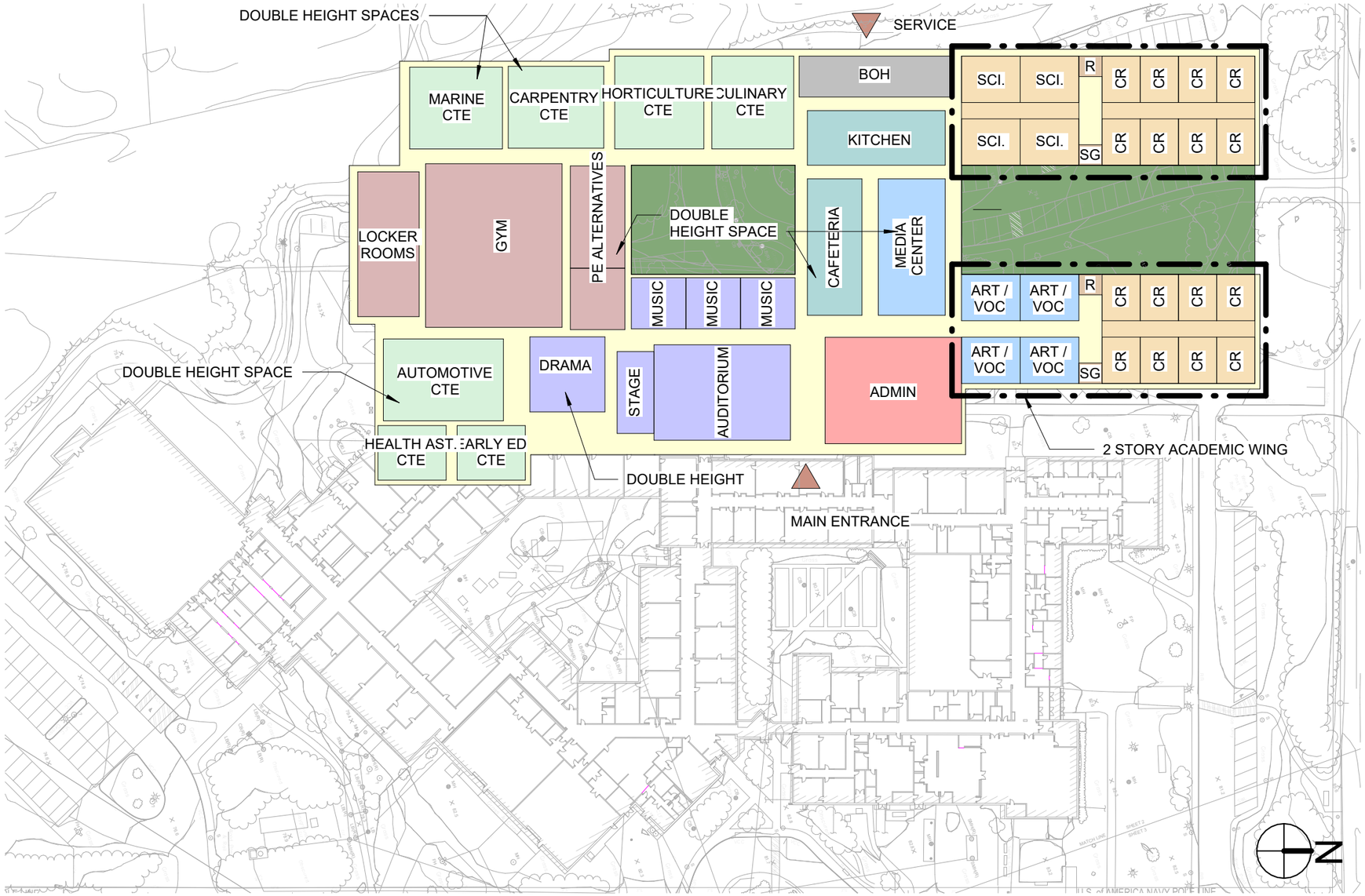
PHASING SCHEDULE:

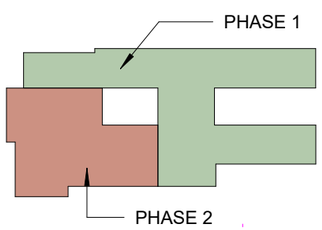
PHASE 1: CONSTRUCTION OF NEW ACADEMIC WINGS, AUDITORIUM, CAFE, ADMIN. **DURATION (18) MONTHS.**

PHASE 2: DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF NEW CTE SPACES, PE ALTERNATIVES, MEDIA. **DURATION (18) MONTHS. STACKED SEQUENCE.**

PHASE 3: FIELD IMPROVEMENTS AND SITE WORK. **DURATION (6) MONTHS. SUMMERS & STACKED SEQUENCES.**

PHASE 1 & 2 ARE CRITICAL PATH AND DERIVE A TOTAL PROJECT DURATION: 36 MONTHS.





PROS:

- Central courtyard space plus protected courtyard like space between classroom wings.
- Centrally located cafeteria and media center next to each other and to protected outdoor space.
- CTE programs are grouped together.
- Maintains existing fields use.

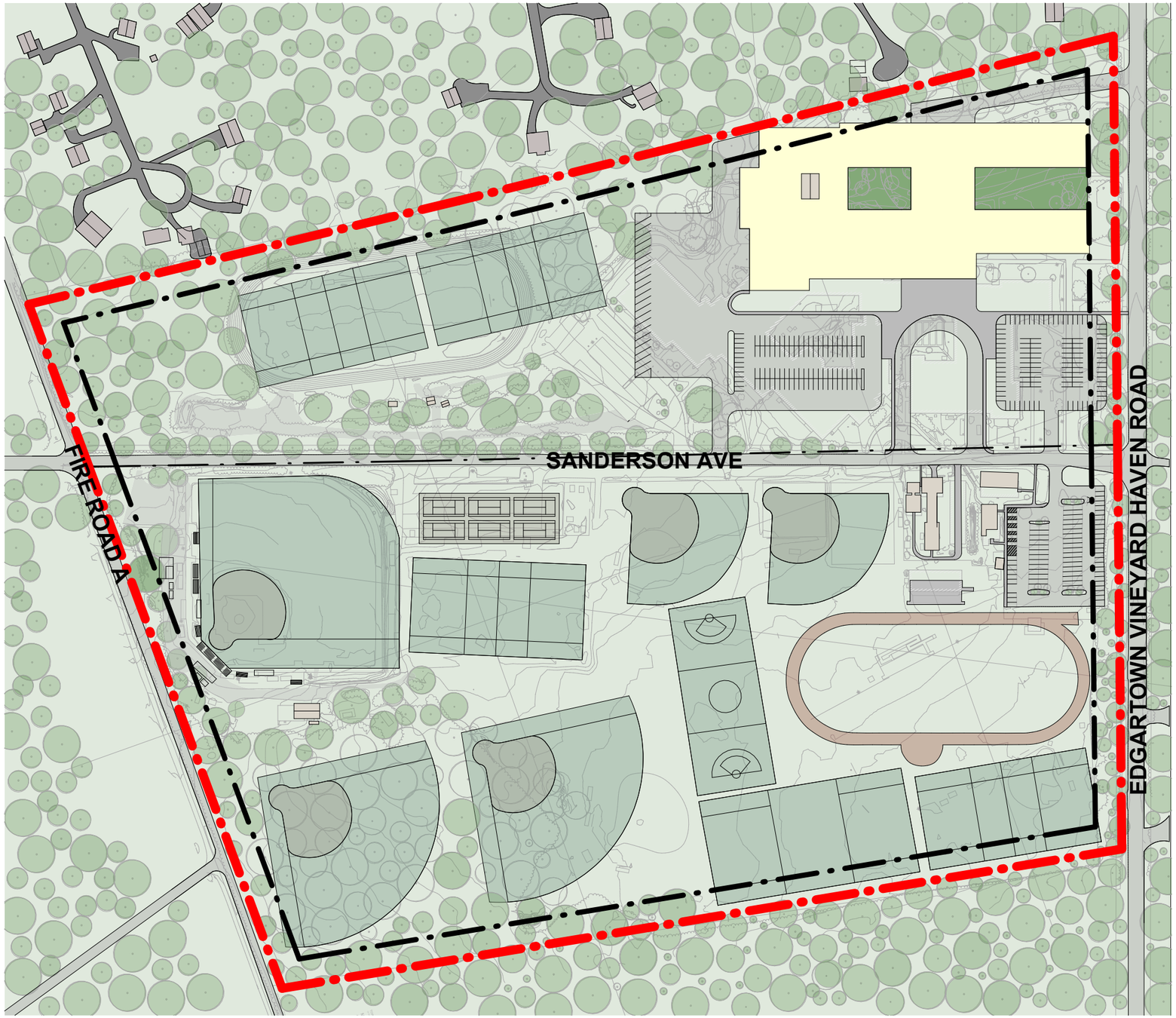
CONS:

- Phased construction of building. Elongating construction schedule.
- Close to the property line, neighbors, and the main street.
- Lacks a welcoming entry.
- Music classrooms do not have windows.
- Courtyard maintenance.
- Gym and athletic spaces are far from athletic field

N2 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATION
OTHER BUILDINGS
GREEN SPACE
FIELDS
FIELDS
TRACK
STREETS
PARKING
SIDEWALKS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N3

2 FLOORS, LOCATED ON EXISTING FIELDS

N3- Replacement Building
2 Floors, Located on Existing Fields

N3 is a two-story building oriented parallel to the Edgartown Vineyard Haven Road (main road). The solar orientation is advantageous for the academic spaces – facing north/south. This approach places the community elements – auditorium and gym forward facing to the main road and Sanderson Ave. A central courtyard provides secure outdoor space. The CTE programs are grouped but still have a connection to the general classrooms and are close to the media center. The two-story academic classroom portion allows for better circulation throughout the building.

This option meets the preliminary space template.

Pros

- Central courtyard space.
- Cafeteria and media center adjacent courtyard allows for all building users access to the courtyard.
- CTE programs are grouped together while not being completely isolated.
- Community spaces are grouped.
- Two-story classroom portions allow for better circulation and shorter travel times.

Cons

- The scale of the building with the gym and auditorium close to the main road and Sanderson could be out of context for the area.
- The green house, weight room and facilities utility building would be displaced.
- Courtyard maintenance.
- Kitchen and potential BOH spaces would be visible from the main road.

N3 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

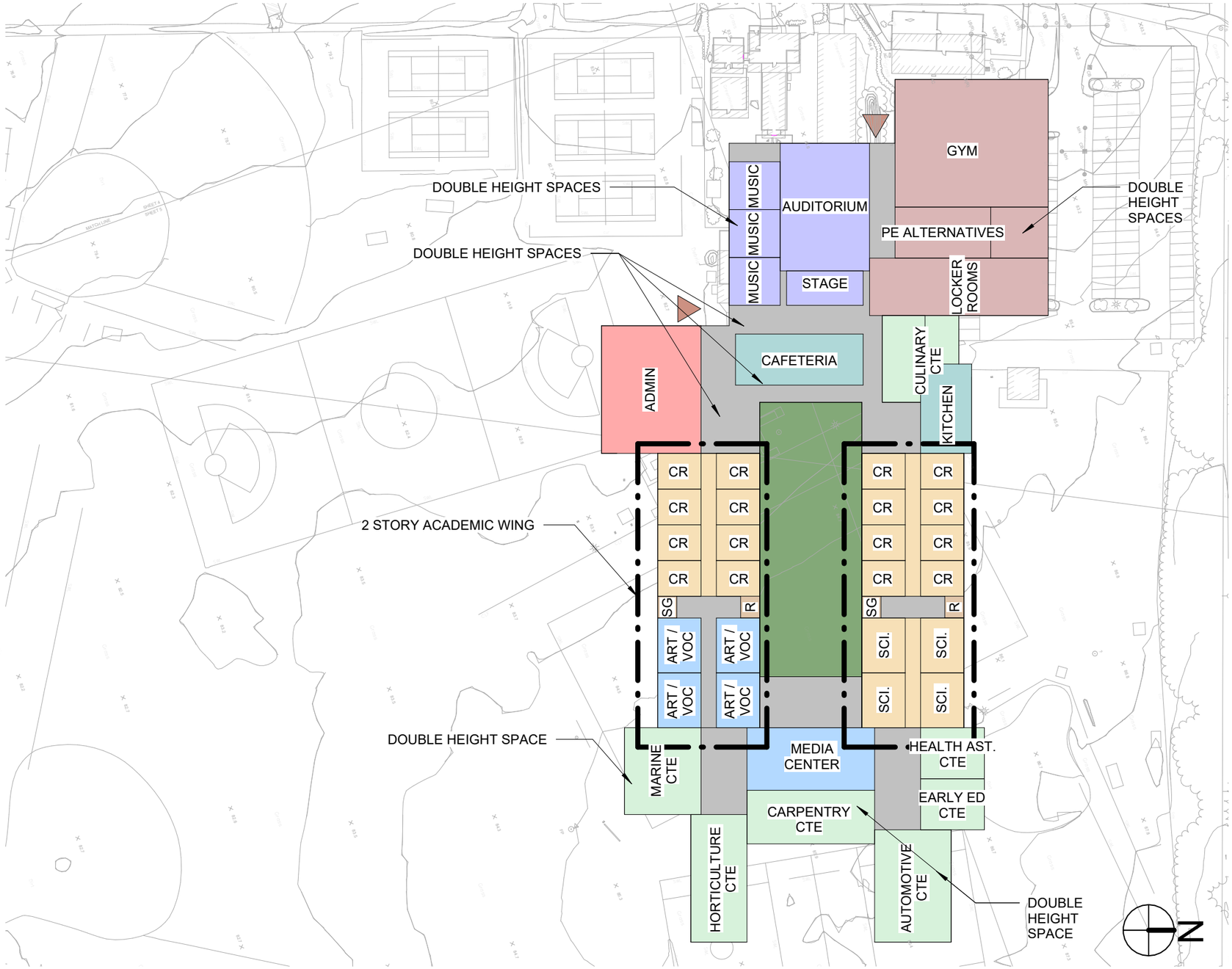
TOTAL PROJECT DURATION: 30 MONTHS.

PROS:

- Central courtyard space.
- Cafeteria and media center adjacent courtyard allows for all building users access to the courtyard.
- CTE programs are grouped together while not being completely isolated.
- Community spaces are grouped.
- Two-story classroom portions allow for better circulation and shorter travel times.

CONS:

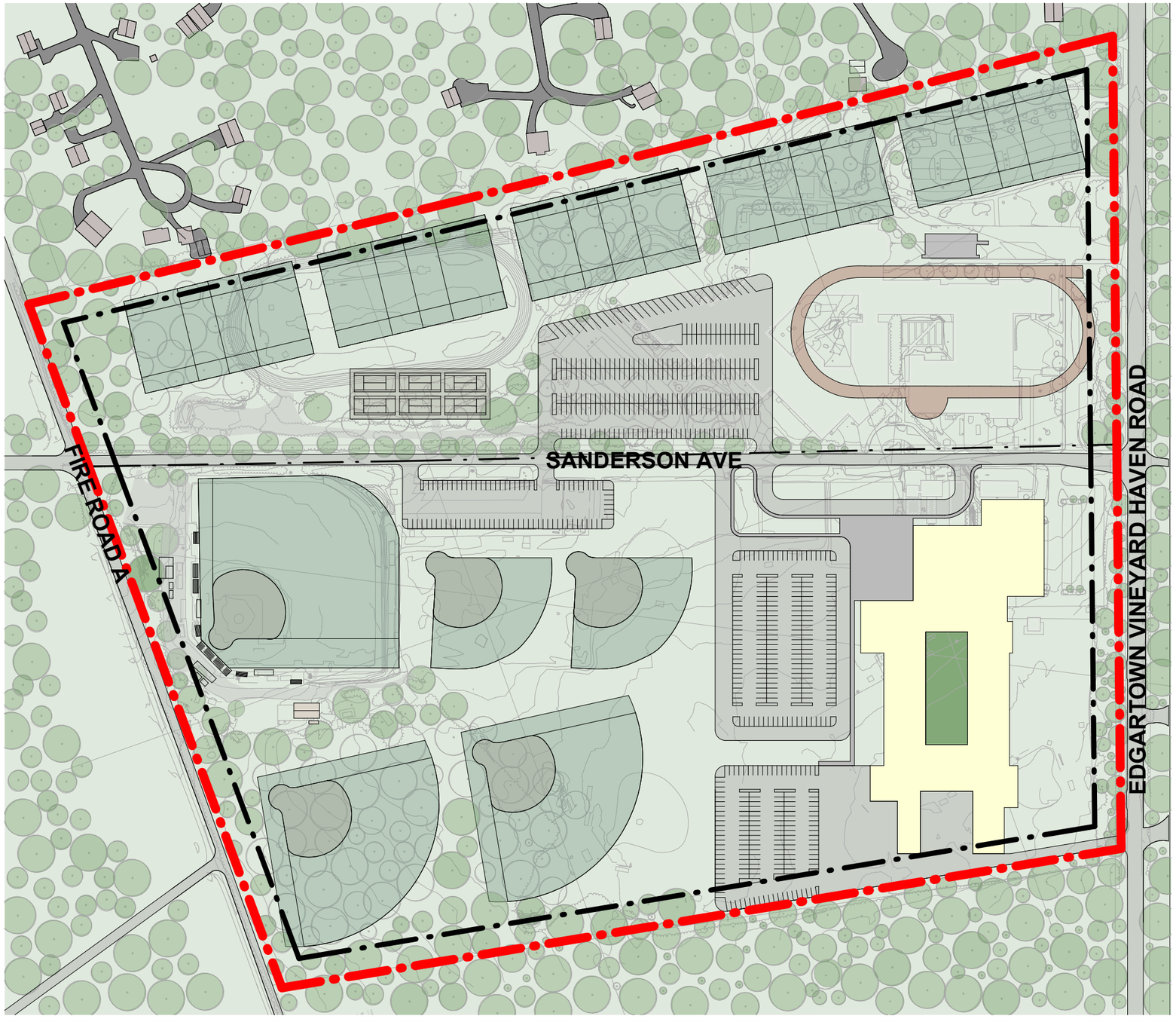
- The scale of the building with the gym and auditorium close to the main road and Sanderson could be out of context for the area.
- The green house, weight room and facilities utility building would be displaced.
- Courtyard maintenance.
- Kitchen and potential BOH spaces would be visible from the main road.



N3 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATION
OTHER BUILDINGS
GREEN SPACE
FIELDS
FIELDS
TRACK
STREETS
PARKING
SIDEWALKS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N4

2 FLOORS, LOCATED ON EXISTING FIELDS

N4- Replacement Building
2 floors, Located on Existing Fields

The approach for scheme N4 is focused on a central courtyard. The general education classrooms are placed along the edge of the courtyard with the other program elements on the perimeter. This allows for close connection between the general education classrooms and the CTE, arts and music classrooms. The CTE programs are located on the north side of the building facing the main road. The Physical education spaces, kitchen and cafeteria are separated from the central portion of the school.

This option meets the preliminary space template.

Pros

- Central courtyard space.
- Close connection between general education classroom spaces and other program elements like CTE or music.
- Majority of CTE programs are facing the main road demonstrating the importance of those programs.
- Community spaces are generally in the same area allowing academic spaces to be blocked off.

Cons

- The physical education spaces along with the kitchen and cafeteria are distinctly separate from the central portion of the school.
- Administration is separate from classroom core.
- Courtyard maintenance.

N4 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

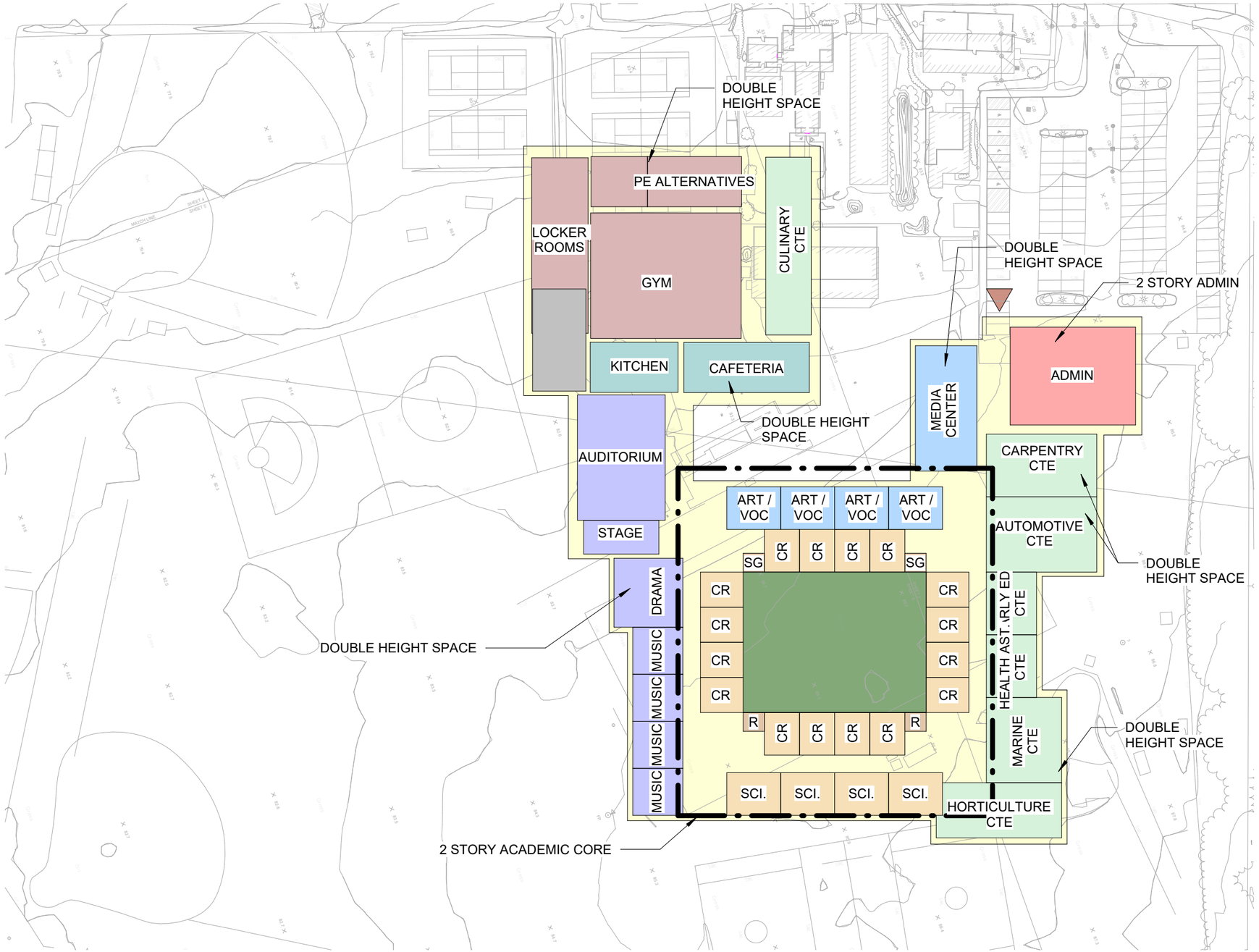
TOTAL PROJECT DURATION: 30 MONTHS.

PROS:

- Central courtyard space.
- Close connection between general education classroom spaces and other program elements like CTE or music.
- Majority of CTE programs are facing the main road demonstrating the importance of those programs.
- Community spaces are generally in the same area allowing academic spaces to be blocked off.

CONS:

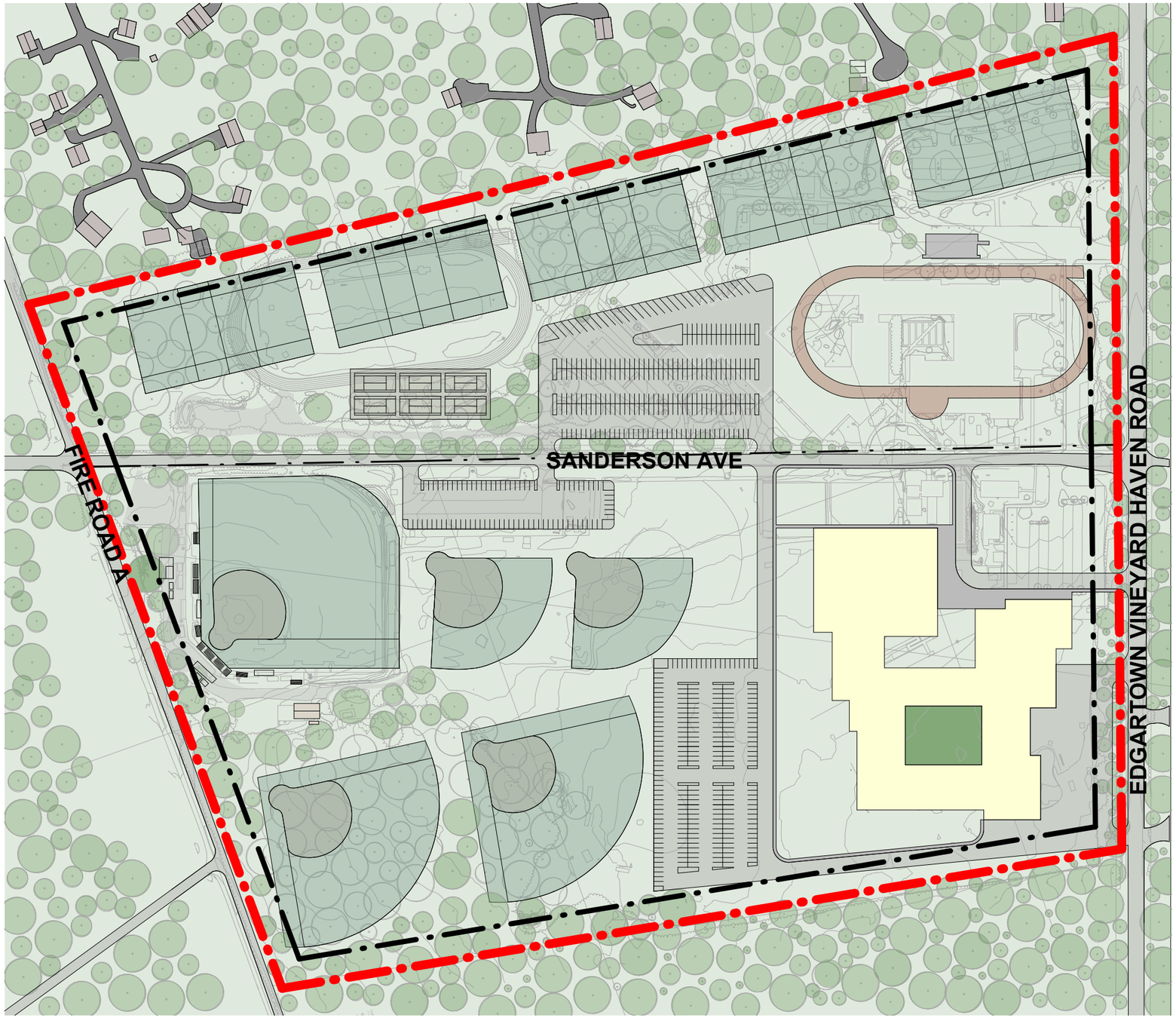
- The physical education spaces along with the kitchen and cafeteria are distinctly separate from the central portion of the school.
- Administration is separate from classroom core.
- Courtyard maintenance.



N4 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N5

2 FLOORS, LOCATED ON EXISTING FIELDS

N5- Replacement Building
2 Floors, Located on Existing Fields

With scheme N5 the cafeteria and media center are adjacent allowing for a potential large commons space. CTE programs – Culinary Arts, Health Assist and Early Education are placed at the front of the building allowing for easy community access. The gym and auditorium are also positioned forward in the building allowing easier division between community access and academic spaces. Music and art spaces share a common courtyard. The academic classrooms are consolidated into a two-story wing. This allows for shorter travel distance between general classrooms. The remaining CTE programs are located on the north side of the building facing the main road.

This option meets the preliminary space template.

Pros

- Music / Arts courtyard.
- Cafeteria and media center adjacency.
- Community accessible programs grouped.
- Academic classrooms in a wing creating shorter travel distances between classrooms. Distributed administration spaces.

Cons

- CTE programs are separated.
- Courtyard maintenance.
- Media center does not have a direct connection to outdoor.

N5 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

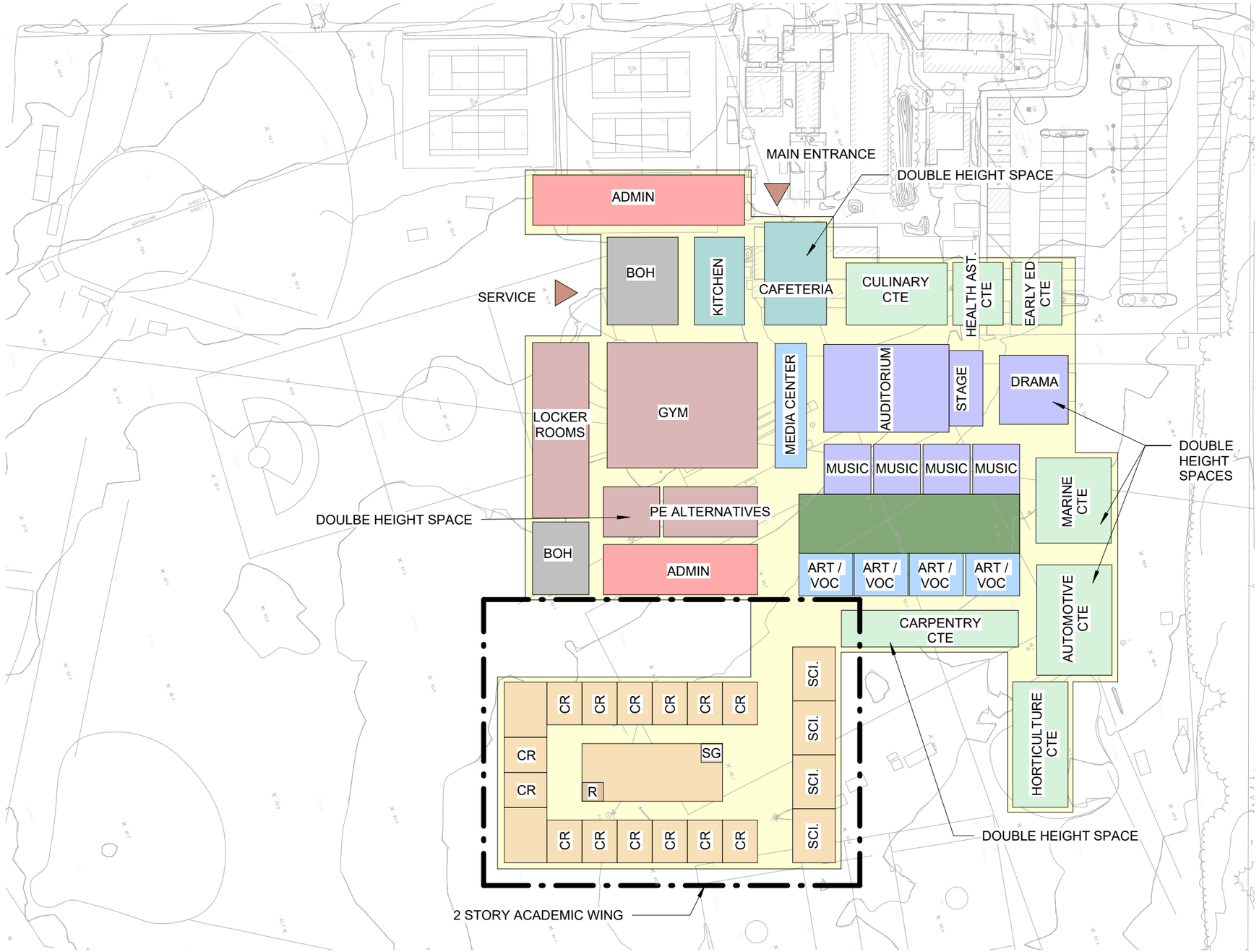
PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

TOTAL PROJECT DURATION: 30 MONTHS.

PROS:
- Music / Arts courtyard.
- Cafeteria and media center adjacency.
- Community accessible programs grouped.
- Academic classrooms in a wing creating shorter travel distances between classrooms. Distributed administration spaces.

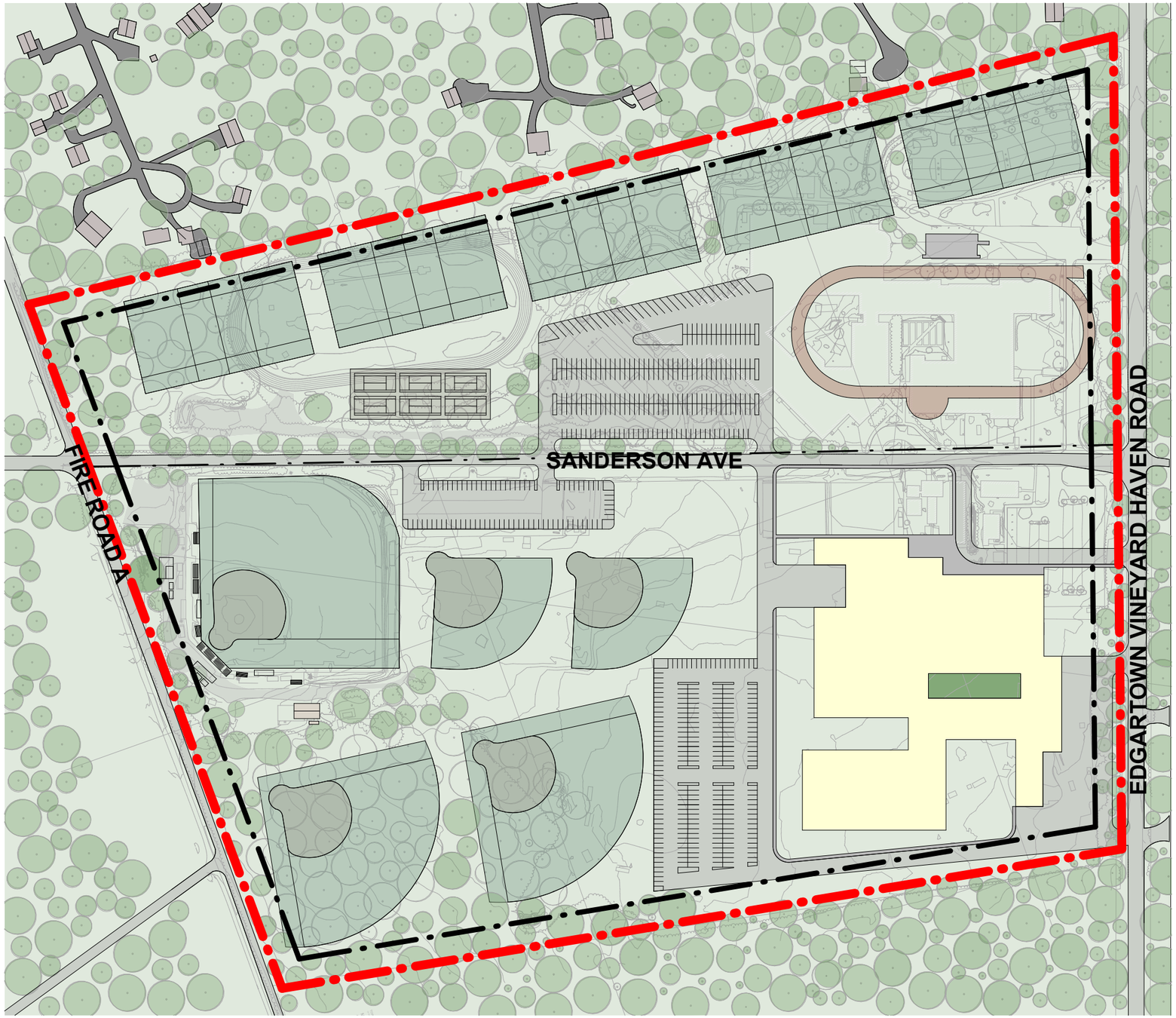
CONS:
- CTE programs are separated.
- Courtyard maintenance.
- Media center does not have a direct connection to outdoor.



N5 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N6

3 FLOOR ACADEMIC SPACES, LOCATED ON EDGE OF EXISTING FIELDS & ROADS

N6- Replacement Building
3 Floor Academic Spaces, Located on Edge of Existing Fields & Roads

The approach to scheme N6 is to limit the impact on the existing fields during construction by placing the building close to the property line and adjacent roads. The community accessed spaces are grouped together while the academic classrooms are grouped in a three-story wing. The scale of a three-story building is incongruent with the context of the site. Placing the building close to the roads creates a more urban feel, something contrary to the aesthetic.

This option meets the preliminary space template.

Pros

- Limits impact on playing fields during construction.
- Centralized cafeteria and administration suite.
- Community accessible programs grouped.

Cons

- Building sited very close to the roads.
- Scale of building does not work well in existing context.
- Long travel distances across school - classrooms and physical education spaces.
- The green house, weight room and facilities utility building would be displaced.

N6 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

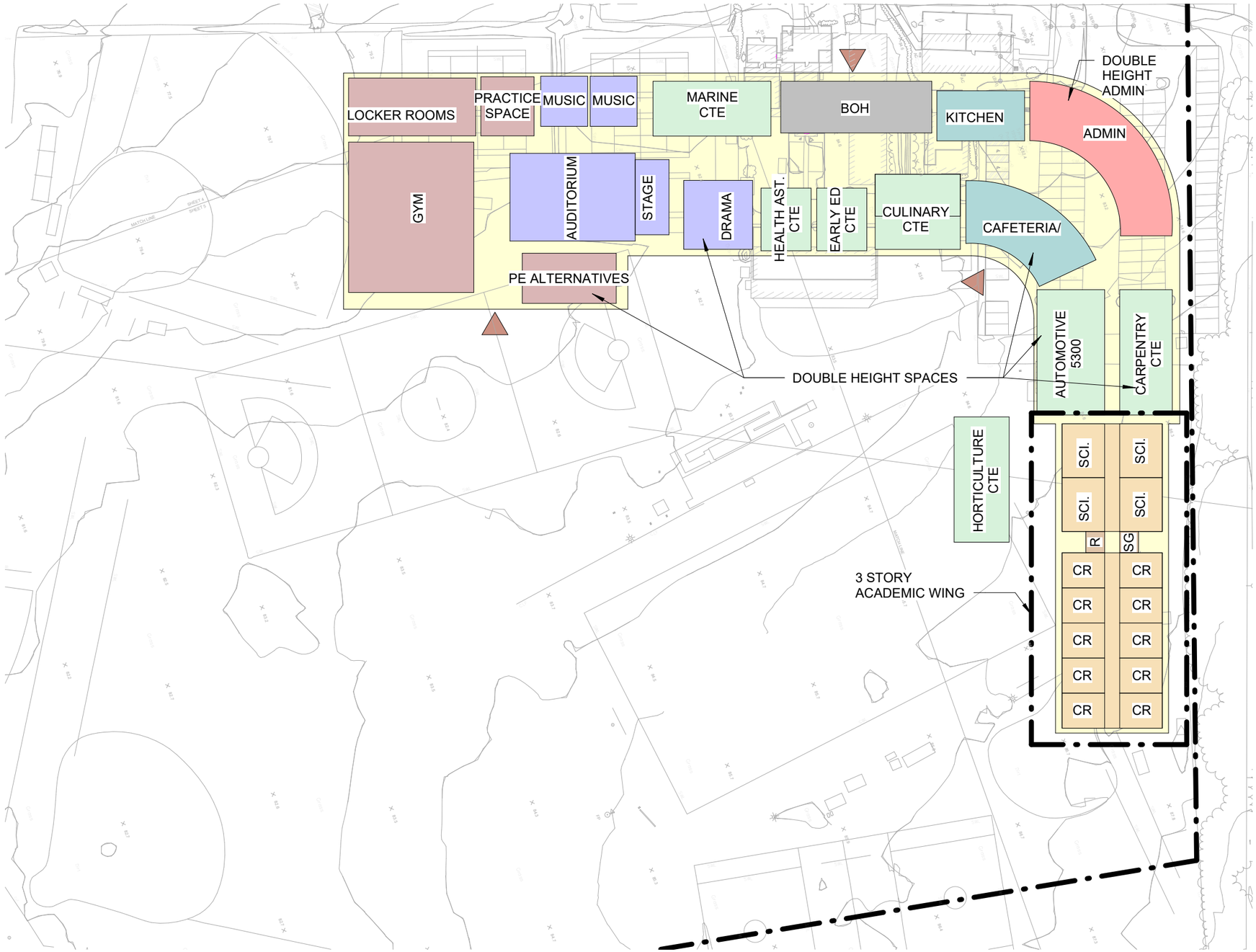
TOTAL PROJECT DURATION: 30 MONTHS.

PROS:

- Limits impact on playing fields during construction.
- Centralized cafeteria and administration suite.
- Community accessible programs grouped.

CONS:

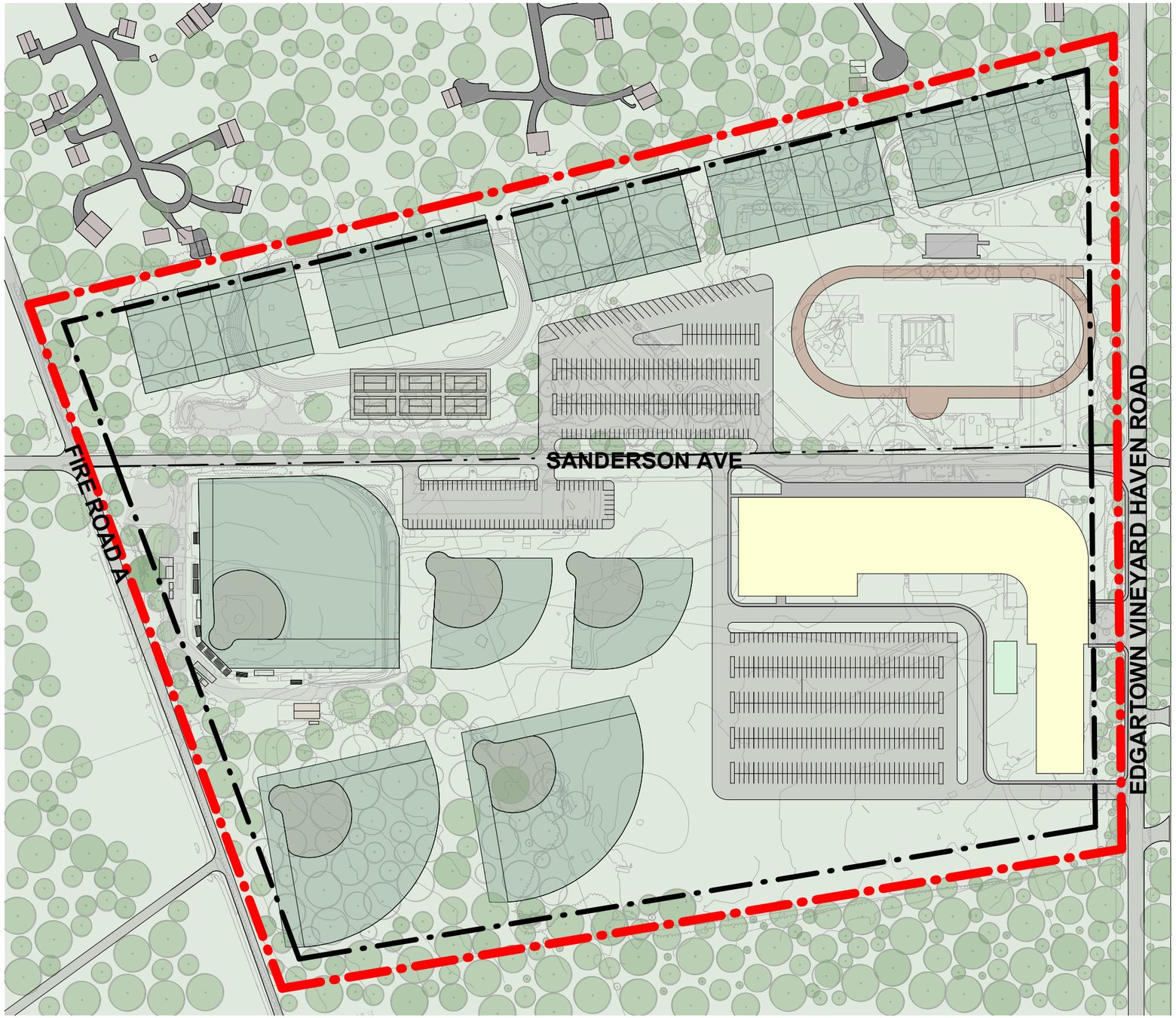
- Building sited very close to the roads.
- Scale of building does not work well in existing context.
- Long travel distances across school - classrooms and physical education spaces.
- The green house, weight room and facilities utility building would be displaced.



N6 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N7

2 FLOORS, LOCATED ON EXISTING FIELDS

N7- Replacement Building
2 floors, Located on Existing Fields

The approach to scheme N7 is to provide (2) two-story academic wings with an outdoor classroom and green space between them. The wings allow for fewer students traveling between classes, reducing congestion and travel distance within a wing. The CTE programs are showcased at the front of the building and the north side with visibility from the main road. The community accessible programs are grouped together allowing them to be blocked off as necessary from the core academic spaces. The cafeteria is located by the main entrance, allowing it to act as a potential large commons space. The administrative spaces are spread throughout the school.

This option meets the preliminary space template.

Pros

- Cafeteria near entrance allows potential for large commons type space.
- Distributed administration spaces.
- Community accessible programs grouped.
- Two-story academic wings allow for fewer students in one area of the building. Reducing any congestion and shorten travel distance.
- CTE programs are forward facing and put on display.

Cons

- Some distributed administration could potentially not have windows.
- Places community accessed space at the very front of the building.
- Science classrooms are divided between the academic wings.

N7 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

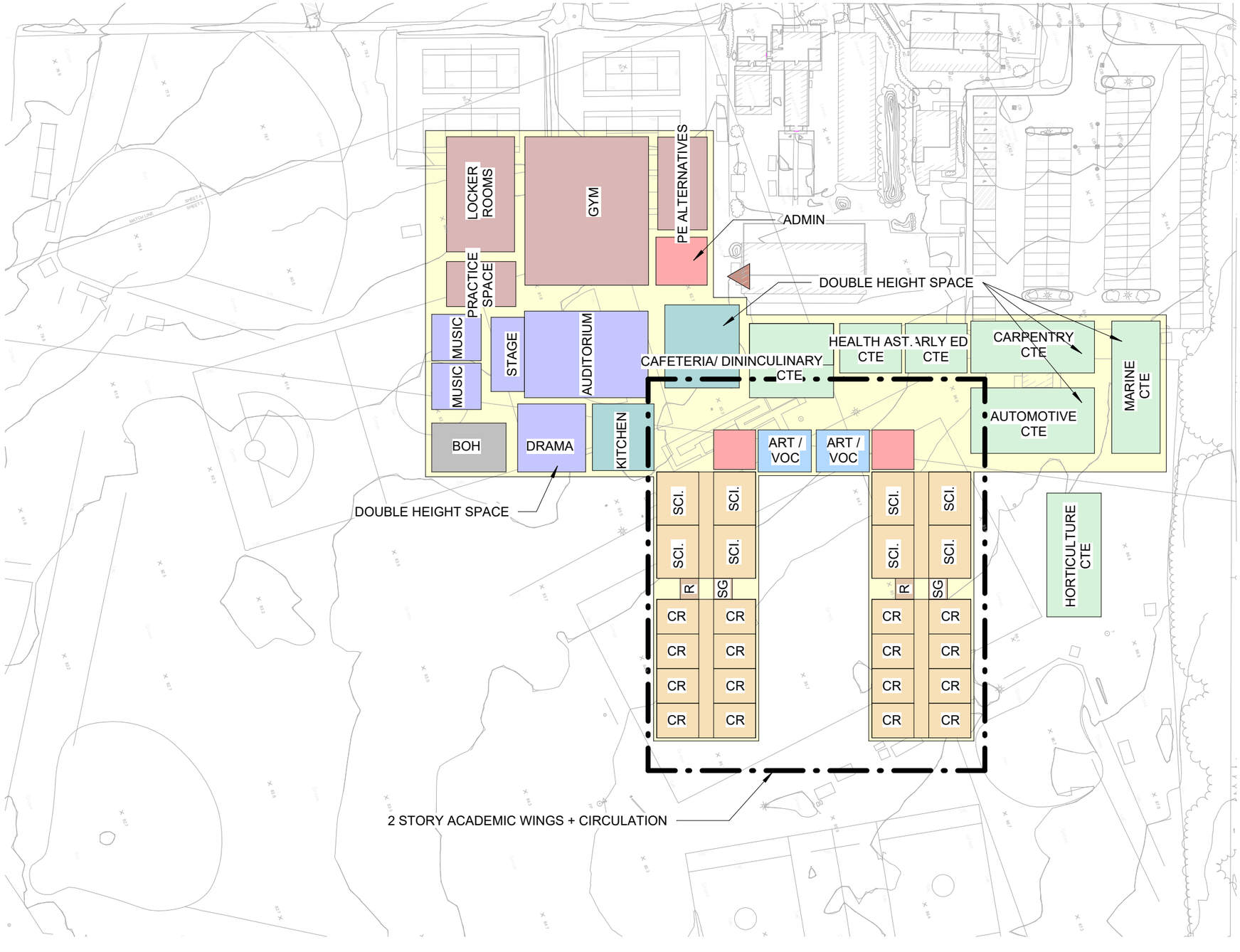
TOTAL PROJECT DURATION: 30 MONTHS.

PROS:

- Cafeteria near entrance allows potential for large commons type space.
- Distributed administration spaces.
- Community accessible programs grouped.
- Two-story academic wings allow for fewer students in one area of the building. Reducing any congestion and shorten travel distance.
- CTE programs are forward facing and put on display.

CONS:

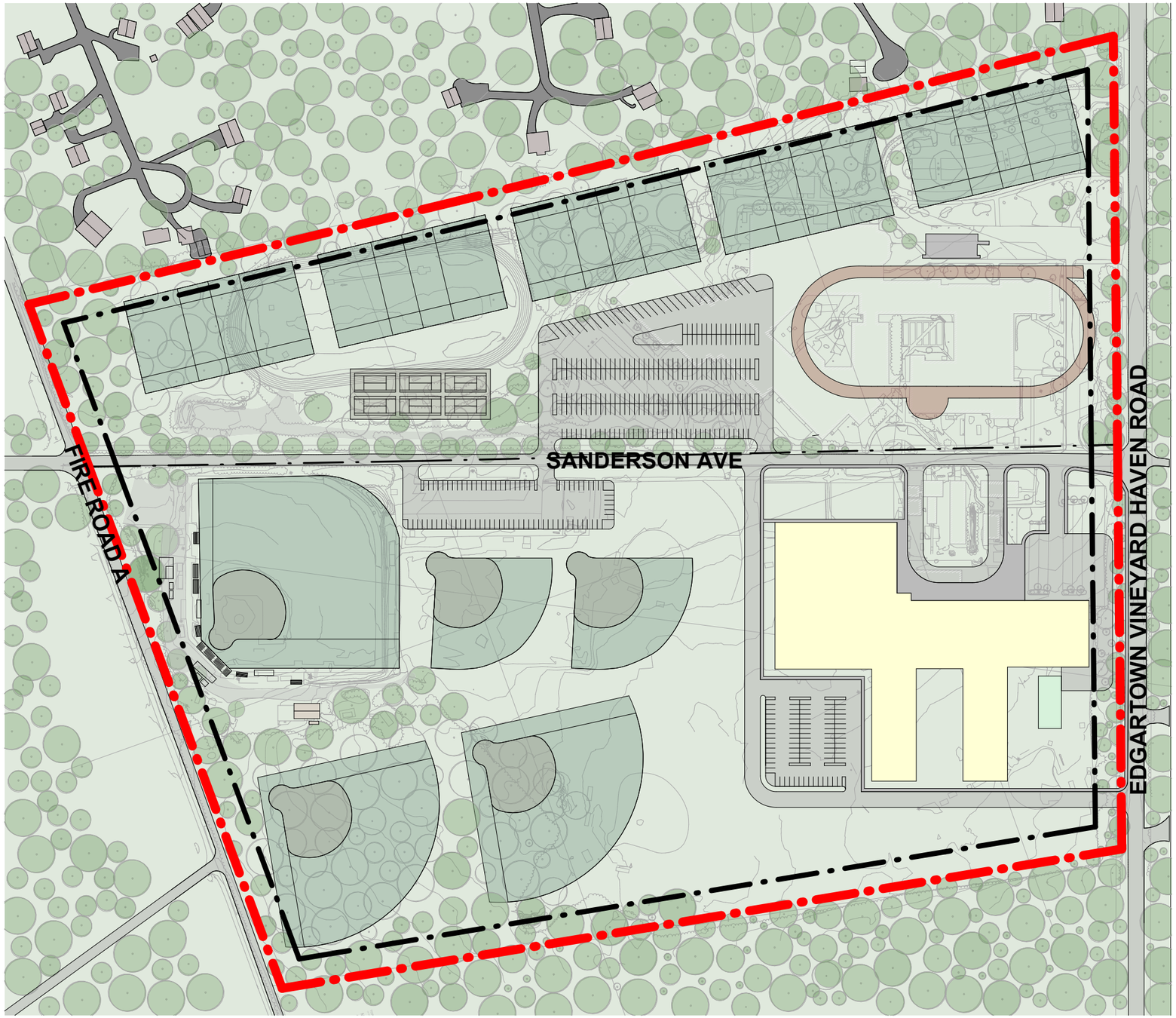
- Some distributed administration could potentially not have windows.
- Places community accessed space at the very front of the building.
- Science classrooms are divided between the academic wings.



N7 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS FRONT - 50'-0" SIDE - 50'-0" REAR - 50'-0"

DISTRICT: R-3 RESIDENTIAL



N8

2 FLOORS, LOCATED ON EXISTING FIELDS

N8- Replacement Building
2 Floors, Located on Existing Fields

At the center of scheme N8 are the science classrooms and art/non chapter 74 Voc spaces around a shared courtyard. This approach creates an art and science centered core. The CTE programs are broken apart with the more community-oriented programs at the front while the other programs like carpentry are towards the back. The media center is adjacent to the entry and to the cafeteria potentially allowing for a welcoming large commons type space. The health and athletic spaces are positioned to the front of the building allowing easy community access. The academic classrooms are placed in a long wing with an outdoor classroom and green space between them and the science classrooms. The academic wing is positioned to run parallel to the main street.

This option meets the preliminary space template.

Pros

- Media center and cafeteria near entrance allows potential for large commons type space.
- Community accessible CTE programs located at the front of the building.
- Central courtyard.
- Easy community access to gym.

Cons

- Classroom wing is long and could be isolating for classrooms that are at the end.
- Courtyard maintenance.
- Auditorium makes community access and creating clear boundaries between community and academics harder.

N8 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

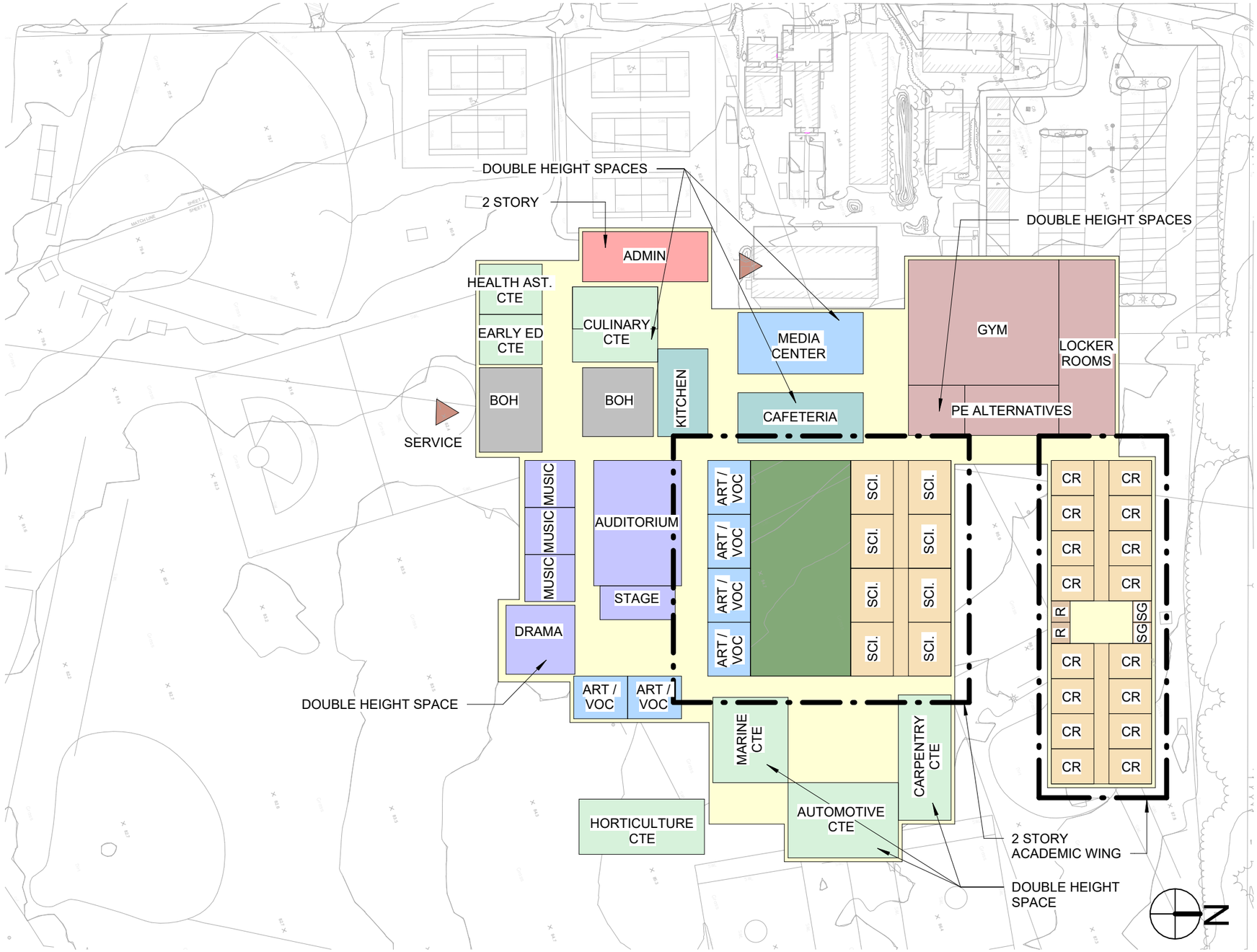
TOTAL PROJECT DURATION: 30 MONTHS.

PROS:

- Media center and cafeteria near entrance allows potential for large commons type space.
- Community accessible CTE programs located at the front of the building.
- Central courtyard.
- Easy community access to gym.

CONS:

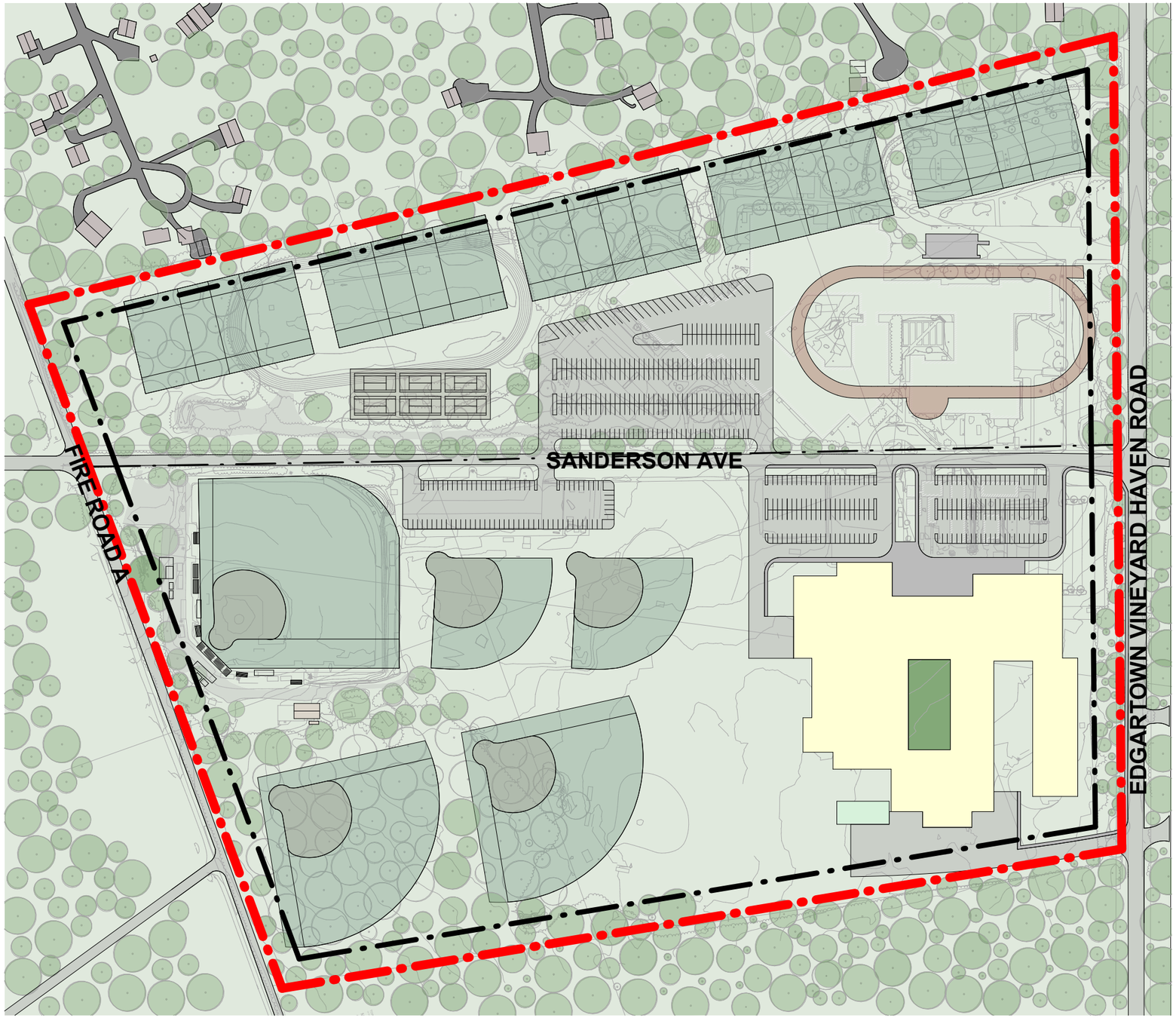
- Classroom wing is long and could be isolating for classrooms that are at the end.
- Courtyard maintenance.
- Auditorium makes community access and creating clear boundaries between community and academics harder.



N8 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N9

3 FLOOR ACADEMIC SPACES, LOCATED IN WOODED AREA

N9- Replacement Building
3 Floor Academic Spaces, Located in Wooded Area

Similar in approach to scheme N6, this scheme attempts to limit the impact on the existing fields during construction by placing the building in a currently wooded area in the corner of the site. It would also allow for greater use of the site with a more condensed building footprint. However, siting the building as shown creates long cross site circulation. This approach also places it far away as from Edgartown Vineyard Haven Road and Sanderson Road allowing fields and site amenities to be on display from the roads and the building as a backdrop as you arrive on site. The community accessed spaces are grouped together while the academic classrooms are grouped in a three-story wing. The scale of a three-story building is incongruent with the context of the site however placing in farther into the site makes it more palatable.

This option meets the preliminary space template.

Pros

- Limits impact on playing fields during construction.
- Centralized cafeteria and administration suite.
- Community accessible programs grouped.

Cons

- Built in well-established wooded area.
- Scale of building does not work well in existing context.
- Long travel distances across school - classrooms and physical education spaces.
- Long cross site circulation.

N9 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

TOTAL PROJECT DURATION: 30 MONTHS.

PROS:

- Limits impact on playing fields during construction.
- Centralized cafeteria and administration suite.
- Community accessible programs grouped.

CONS:

- Built in well-established wooded area.
- Scale of building does not work well in existing context.
- Long travel distances across school - classrooms and physical education spaces.
- Long cross site circulation.

N9 - SITE PLAN

MAIN BUILDING

NEW CONSTRUCTION

RENOVATION

OTHER BUILDINGS

GREEN SPACE

FIELDS

FIELDS

TRACK

STREETS

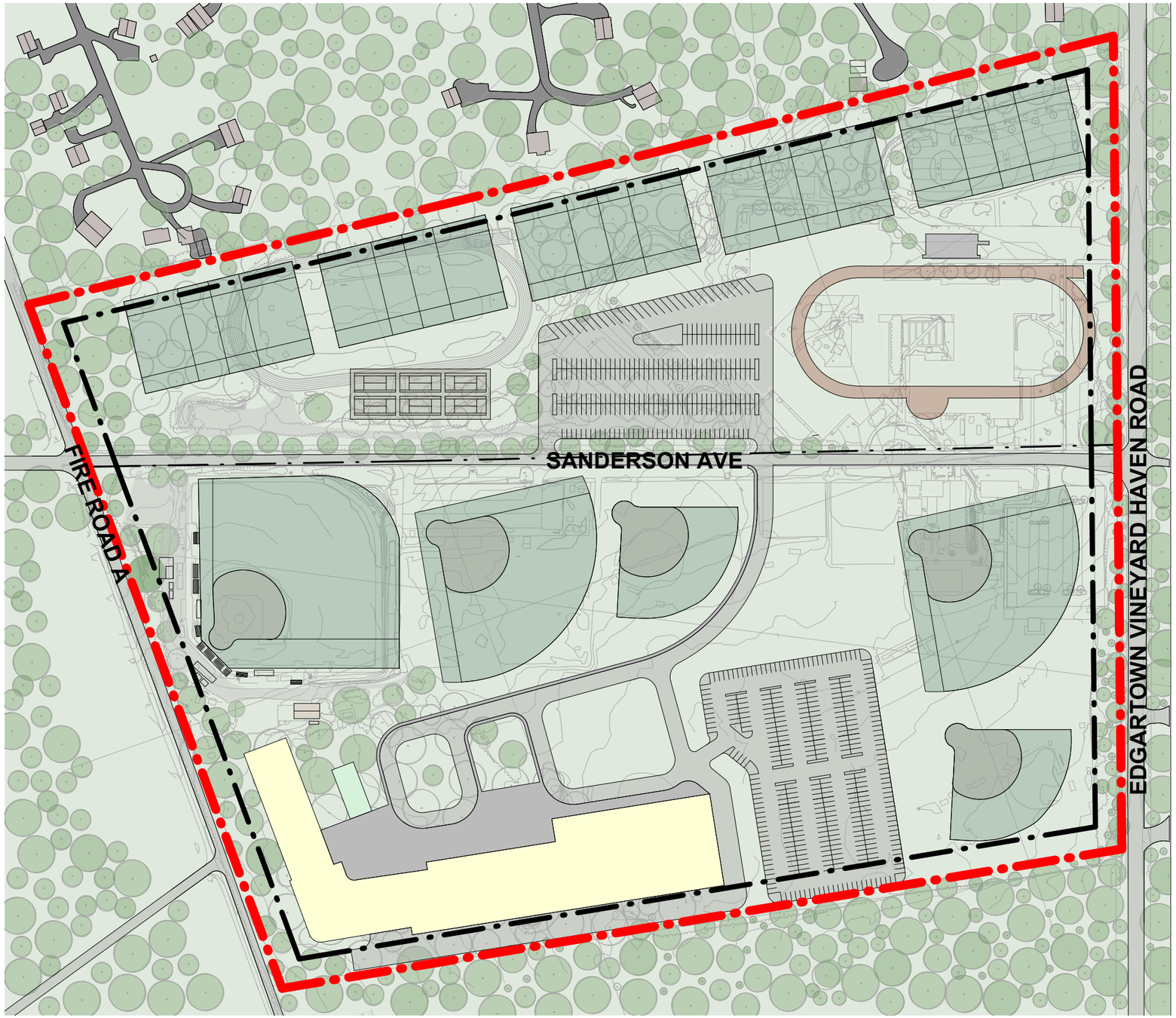
PARKING

SIDEWALKS

PROPERTY LINES

SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N10

2 FLOORS, LOCATED ON EXISTING FIELDS

N10- Replacement Building
2 floors, Located on Existing Fields

In this approach public facing spaces and spaces the public can be invited into are positioned at the front of the building while a two-story classroom wing and CTE / science wing are positioned towards the back for separation from the public. The media center connects the classroom and CTE / science wings. Music and Art are located between the media center and auditorium providing a centralized and prominent placement for those programs. However, those spaces do not have access to an exterior wall and windows. The administration spaces are dispersed – some space near the entrance and others by the classroom wing. The CTE spaces face the main road, highlighting their importance to the community.

This option meets the preliminary space template.

Pros

- Cafeteria near entrance allows potential for large commons type space.
- Cafeteria is adjacent to Culinary Arts which would allow that program to use the cafeteria.
- Community accessible CTE programs located at the front of the building.
- Easy community access to gym and auditorium.
- Outdoor classroom outside of the media center between the classroom wing and CTE / science wing.

Cons

- Music and Art rooms do not have windows
- Science classrooms and general classrooms are separate.
- Potential for administration spaces to not have windows.

N10 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

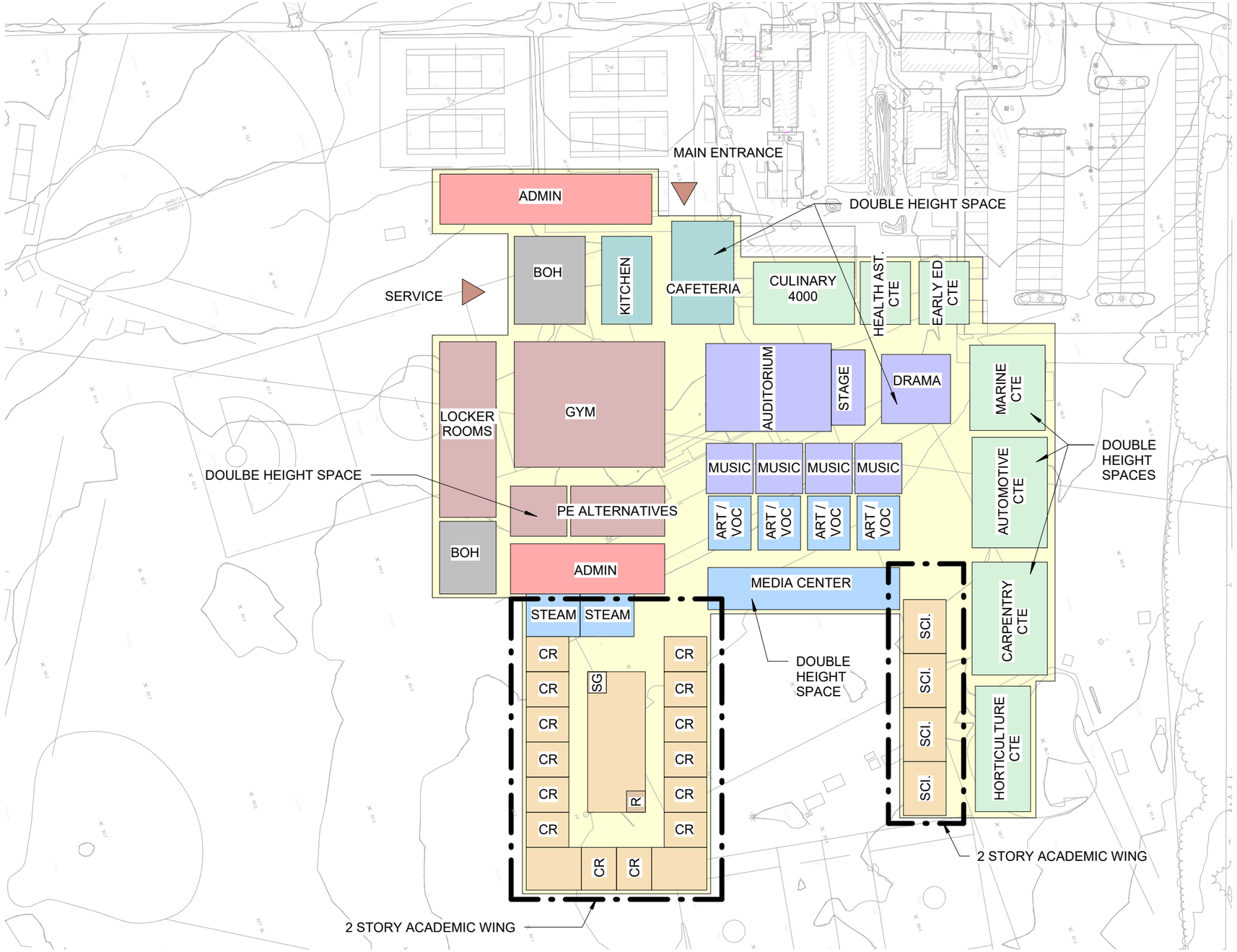
TOTAL PROJECT DURATION: 30 MONTHS.

PROS:

- Cafeteria near entrance allows potential for large commons type space.
- Cafeteria is adjacent to Culinary Arts which would allow that program to use the cafeteria.
- Community accessible CTE programs located at the front of the building.
- Easy community access to gym and auditorium.
- Outdoor classroom outside of the media center between the classroom wing and CTE / science wing.

CONS:

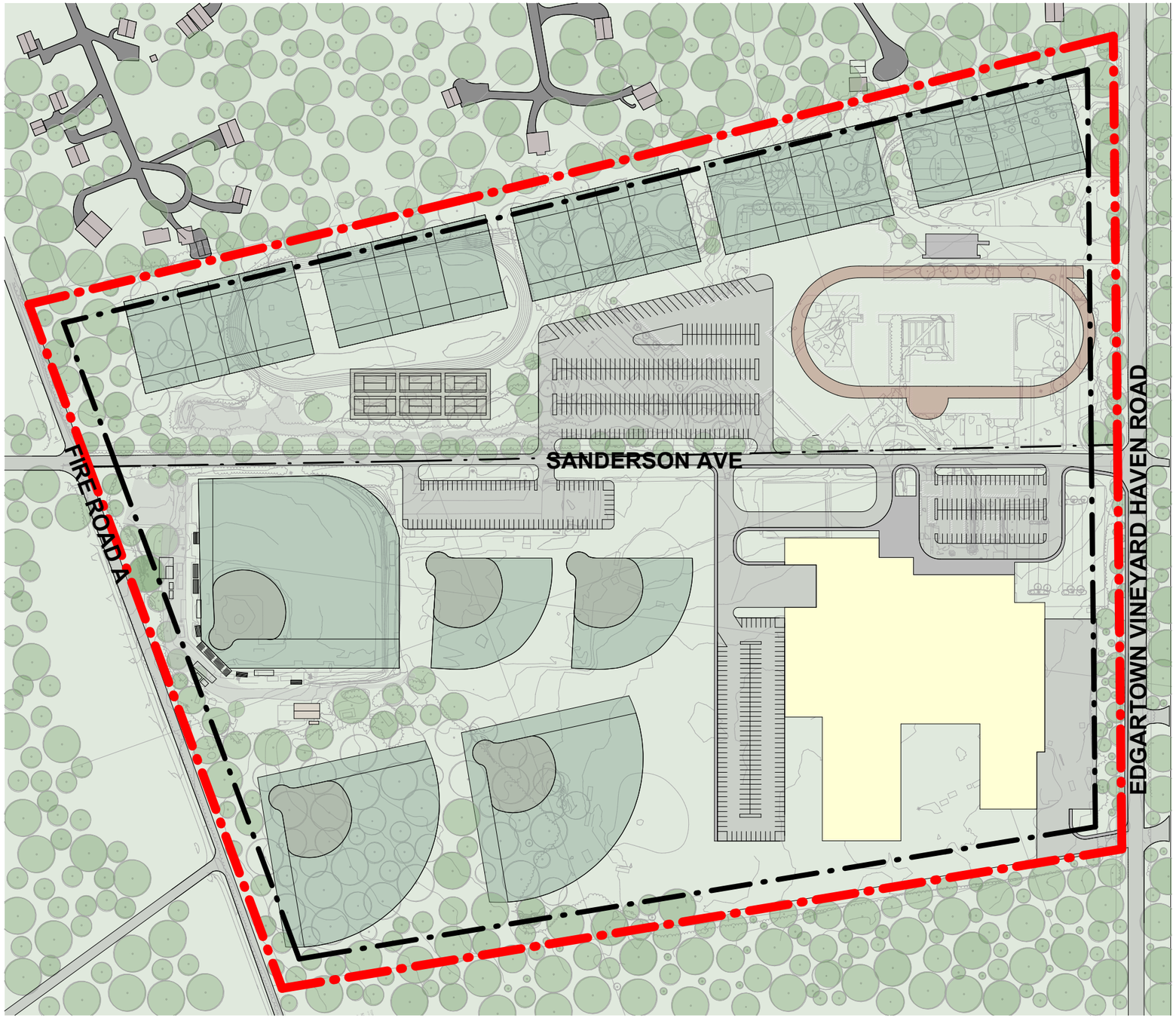
- Music and Art rooms do not have windows
- Science classrooms and general classrooms are separate.
- Potential for administration spaces to not have windows.



N10 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N11

2 FLOORS, LOCATED ON EXISTING FIELDS

N11- Replacement Building
2 floors, Located on Existing Fields

The idea behind scheme N11 is to create a series of wings around a core. (2) Two-story smaller classroom wings, a science classroom wing, a CTE wing, an Arts / Music wing all rotate around a core of the physical education spaces, the cafeteria and media center. The smaller classroom wings allows for easier circulation and a more neighborhood feel. Keeping CTE spaces in the same wing allows for the ability to share space across programs and if needed separate the CTE programs from the main building after hours or if the public is using those spaces. Using the media center and the cafeteria as the main fulcrum which students would circulate around allows for more and better interaction.

This option meets the preliminary space template.

Pros

- Cafeteria and media center are central spaces for all students and staff to use.
- Small classroom wings promote a neighborhood type organization.
- Keeps science classrooms all together.
- CTE spaces are easily blocked from the rest of the school.

Cons

- Science classrooms and general classrooms are separate.
- CTE programs and general classrooms are separate.
- Music and Art classes are siloed.
- Difficult field access from gym and locker rooms.

N11 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

TOTAL PROJECT DURATION: 30 MONTHS.

PROS:

- Cafeteria and media center are central spaces for all students and staff to use.
- Small classroom wings promote a neighborhood type organization.
- Keeps science classrooms all together.
- CTE spaces are easily blocked from the rest of the school.

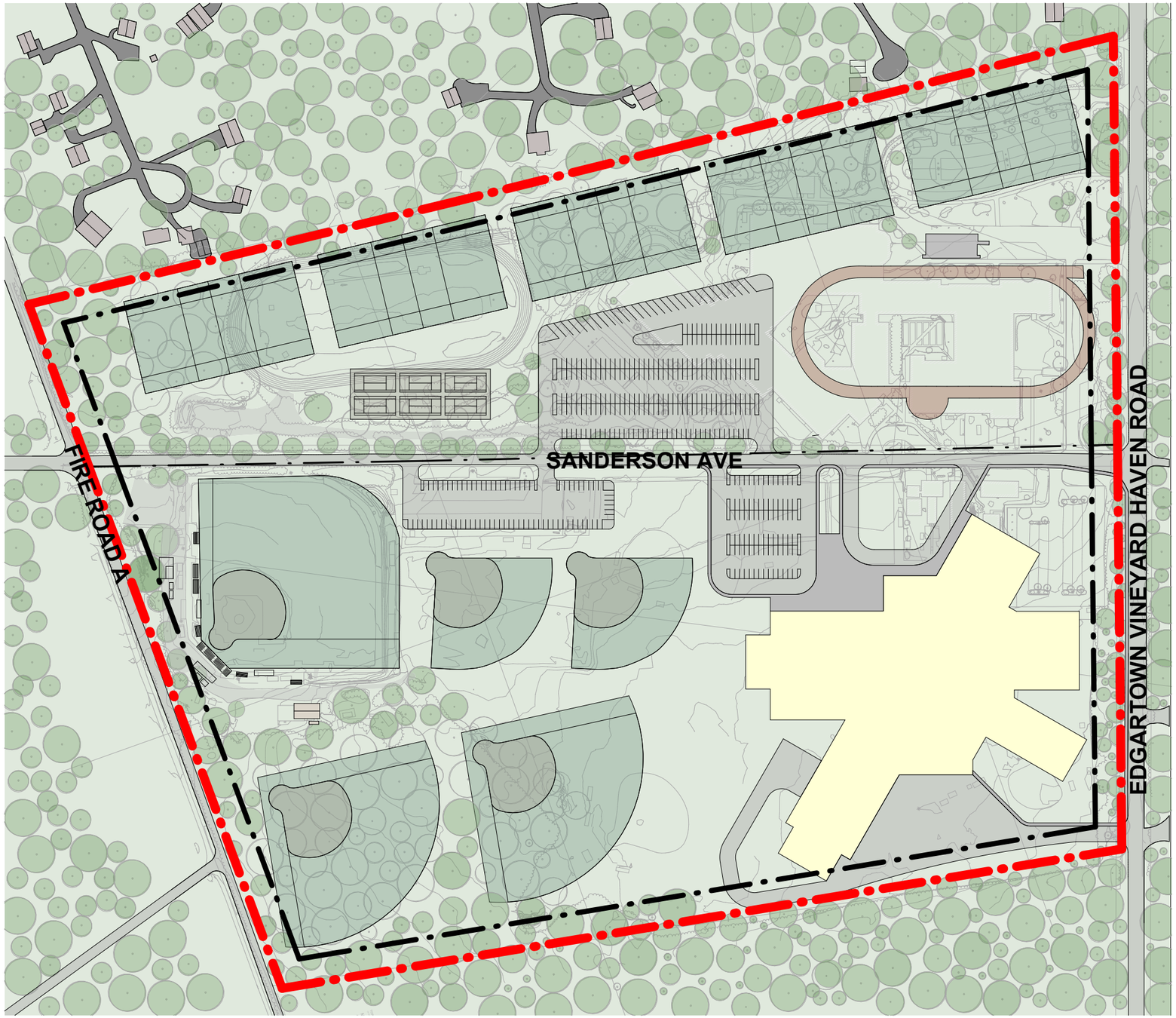
CONS:

- Science classrooms and general classrooms are separate.
- CTE programs and general classrooms are separate.
- Music and Art classes are siloed.
- Difficult field access from gym and locker rooms.

N11 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N12

2 FLOORS, LOCATED ON EXISTING FIELDS

N12- Replacement Building
2 Floors, Located on Existing Fields

This approach continues the idea of a separate CTE wing and classroom wings. The cafeteria space connects the CTE wing to the rest of the scheme. (1) two-story classroom wing incorporates the science classrooms into it while the other wing incorporates the STEAM labs. This allows for a variety of different organizational flexibility. The media center is centralized and connects the classroom wings and CTE wing. The possibility of the media center and the cafeteria being adjacent creates a nice connection between those spaces. The athletic program elements have easy access to the fields while also being accessible to the public. The auditorium and drama classroom are also accessible to the public. The cafeteria is adjacent to the culinary arts program and the administrative area allowing for student and community use.

This option meets the preliminary space template.

Pros

- Cafeteria and media center are central spaces.
- Classroom wings promote a variety of organizational flexibility.
- Keeps science classrooms all together.
- CTE spaces are easily blocked from the rest of the school.
- Ease of access to fields from gym and locker rooms.

Cons

- Cafeteria lacks windows.
- CTE programs and general classrooms are separate.
- Media Center would have minimal windows.

N12 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

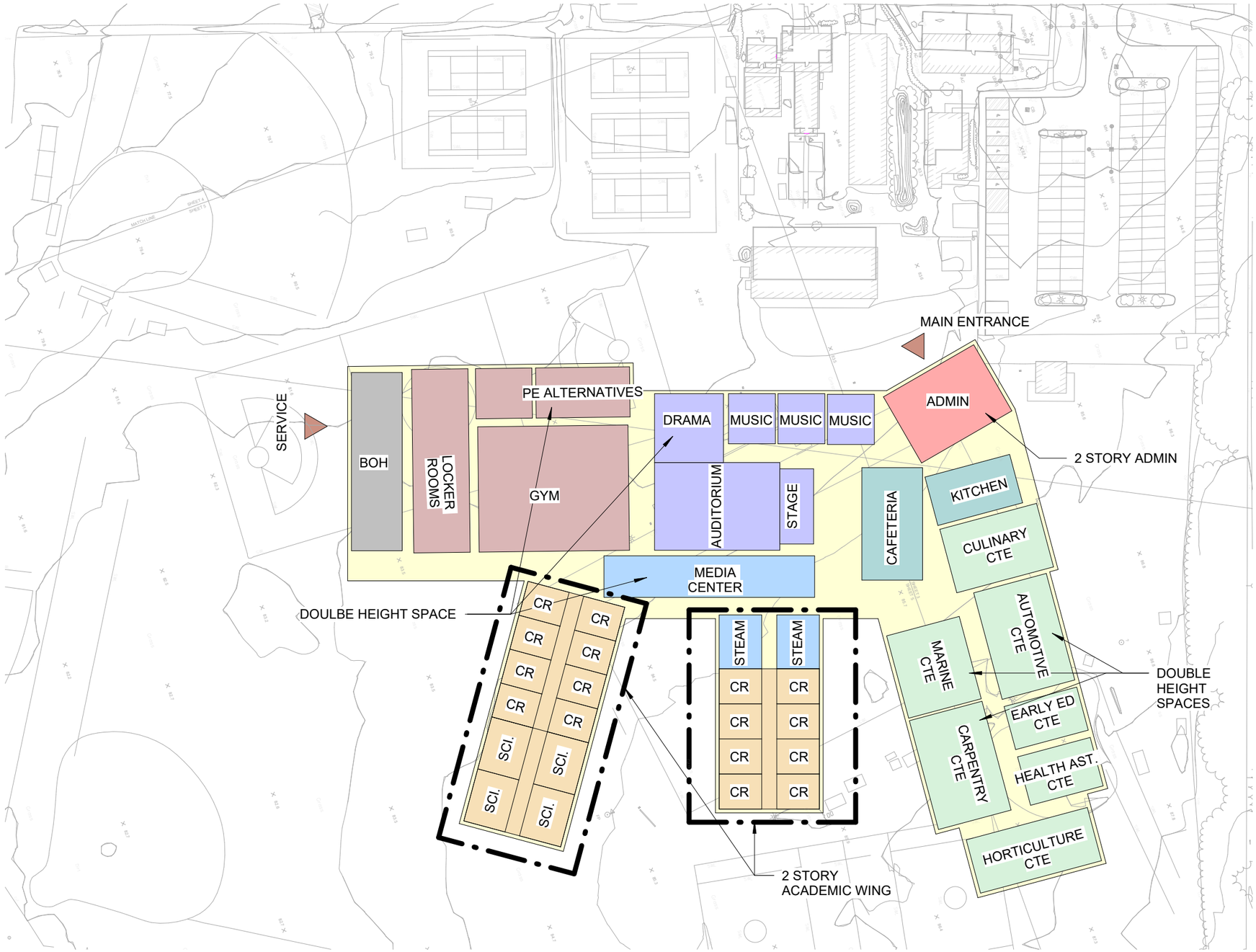
TOTAL PROJECT DURATION: 30 MONTHS.

PROS:

- Cafeteria and media center are central spaces.
- Classroom wings promote a variety of organizational flexibility.
- Keeps science classrooms all together.
- CTE spaces are easily blocked from the rest of the school.
- Ease of access to fields from gym and locker rooms.

CONS:

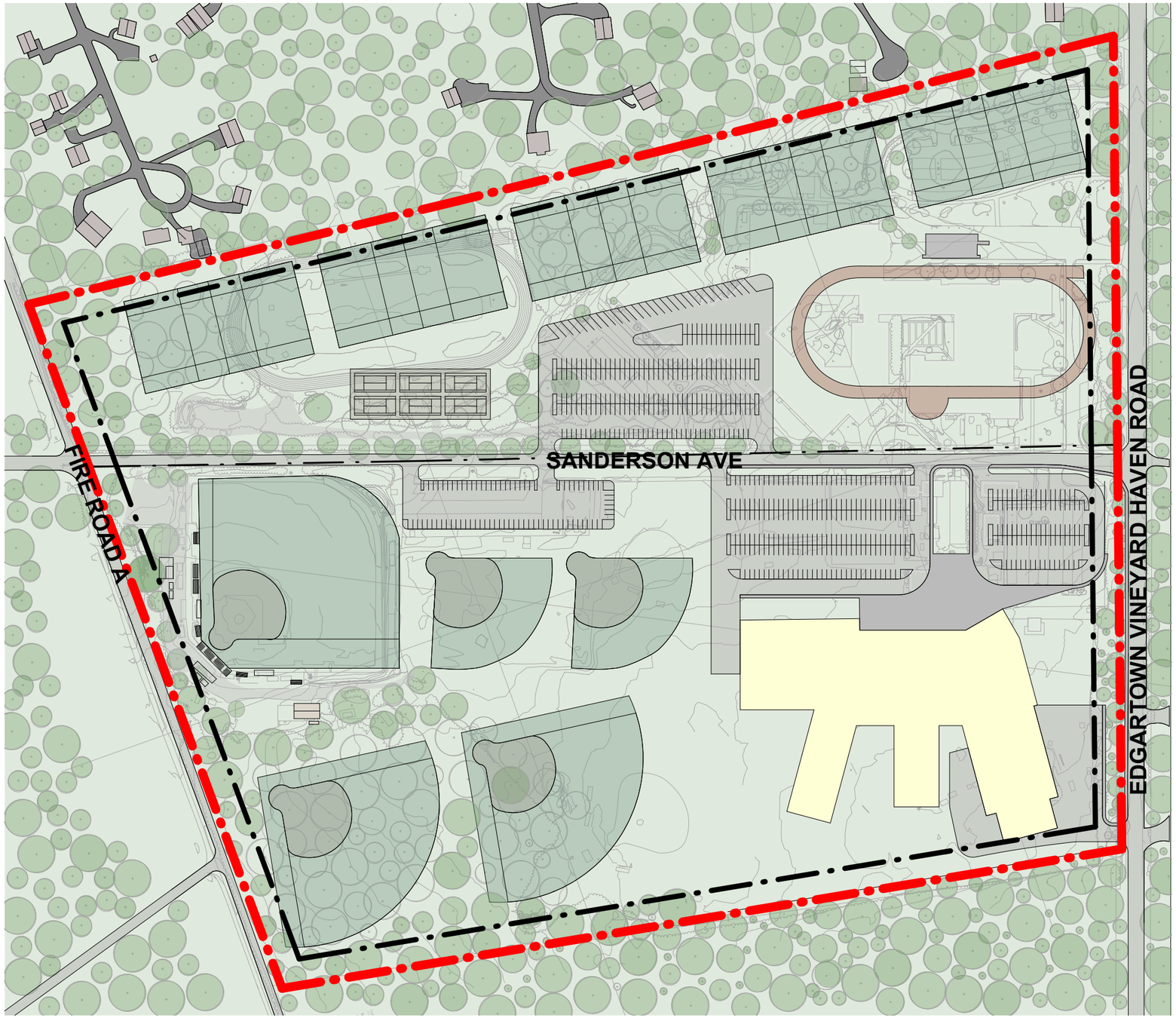
- Cafeteria lacks windows.
- CTE programs and general classrooms are separate.
- Media Center would have minimal windows.



N12- SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



N13

3 FLOOR ACADEMIC SPACES, LOCATED ON EXISTING FIELDS

N12- Replacement Building
3 Floor Academic Spaces, Located on Existing Fields

This approach is centered around the cafeteria and media center being in the middle of the building. Those spaces together would create a commons space that would be used and passed through by all. The scheme takes all the general and science classrooms and locates them in a three-story wing. The health and physical education spaces are in its own wing with easy access to the adjacent fields. The auditorium, music classrooms and other performing arts spaces are in their own wing. CTE programs are grouped together in their own wing too. Arts and STEAM would be located on the second floor. The administration spaces are separated.

This option meets the preliminary space template.

Pros

- Cafeteria and media center are central spaces.
- General classroom are with science classrooms in same wing.
- CTE spaces are easily blocked from the rest of the school.
- Ease of access to fields from gym and locker rooms.

Cons

- Cafeteria and media center lacks windows.
- CTE programs and general classrooms are separate.
- Community accessible spaces are spread out creating need for multiple entrances or community members having greater access to building.

N13 - NEW CONSTRUCTION

NEW CONSTRUCTION: 259,700 SF

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION OF NEW REPLACEMENT SCHOOL. **DURATION (32) MONTHS.**

PHASE 2: EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. **DURATION (6) MONTHS.**

TOTAL PROJECT DURATION: 30 MONTHS.

PROS:

- Cafeteria and media center are central spaces.
- General classroom are with science classrooms in same wing.
- CTE spaces are easily blocked from the rest of the school.
- Ease of access to fields from gym and locker rooms.

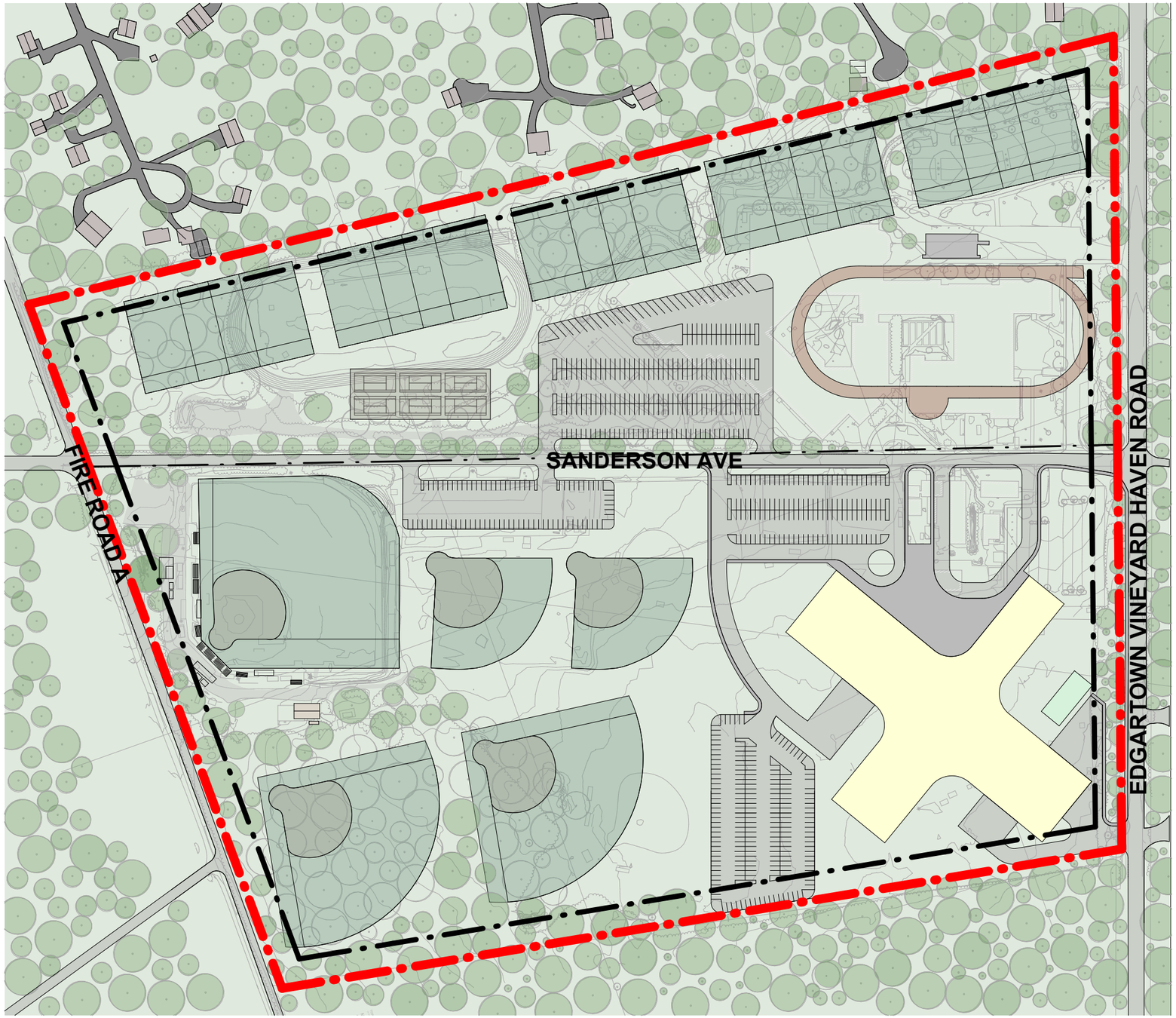
CONS:

- Cafeteria and media center lacks windows.
- CTE programs and general classrooms are separate.
- Community accessible spaces are spread out creating need for multiple entrances or community members having greater access to building.

N13 - SITE PLAN

MAIN BUILDING
NEW CONSTRUCTION
RENOVATIO N
OTHER BUILDINGS
GREEN SPACE
FIELD S
FIELD S
TRAC K
STREE TS
PARKIN G
SIDEWAL KS
PROPERTY LINES
SETBACKS
FRONT - 50'-0"
SIDE - 50'-0"
REAR - 50'-0"

DISTRICT: R-3
RESIDENTIAL



6.3

BUDGET AND COST COMPARISON

NOTES:

- **Construction Cost is a conceptual cost model and used for the purposes of comparison only**
- **Project Cost applies a multiplier to establish an overall cost that includes construction + soft costs + swing space if applicable**
- **Soft costs include FFE, loose technology, professional fees, misc. project costs and construction and owner contingencies**
- **Costs assume CM@Risk – Construction Start date June 2027**

Construction Cost Ranges:

Renovation	$171,600m
Addition / Renovation	$309,000,000m to $328,500,000m
Replacement	$311,300,000m to $316,800,000m

OPTIONS:

CONCEPT	PHASING	DURATION +/-	GSF	CONST.	PROJECT COST	ADVANCE
Renovation **R1**	Renovation requires 18 modular classrooms as temp swing space	30 months Move in January 2030	165,000	$ 171,600,000	**$197,300,000 to $223,100,000**	**YES**
Add/Reno **AR 1**	New academic space acts as swing space for renovation	36 months Move in June 2030	259,700	$ 309,000,000	**$355,300,000 to $401,700,000**	**YES**
Add/Reno **AR 2**	New academic space acts as swing space for renovation	36 months Move in June 2030	259,700	$ 313,900,000	**$361,000,000 to $408,100,000**	**YES**
Add/Reno **AR 3**	Renovation requires 16 modular classrooms as temp swing space	45 months Move in March 2031	259,700	$ 328,500,000	**$377,800,000 to $427,000,000**	**NO**
Add/Reno **AR 4**	Renovation requires 20 modular classrooms as temp swing space	45 months Move in March 2031	259,700	$ 328,200,000	**377,300,000 to $426,500,000**	**NO**
Add/Reno **AR 5**	Renovation requires 16 modular classrooms as temp swing space	48 months Move in June 2031	259,700	$ 327,300,000	**376,400,000 to $425,500,000**	**NO**
Replacement **N 1**	Existing school remains during construction – loss of fields during demo/new field const.	36 months Move in June 2030	259,700	$ 316,800,000	**$364,300,000 to $411,800,000**	**YES**
Replacement **N 2**	Existing school remains during construction – loss of fields during demo/new field const.	36 months Move in June 2030	259,700	$316,700,000	**$364,200,000 to $411,700,000**	**YES**
Replacement **N 3**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 312,300,000	**$359,100,000 to $406,000,000**	**YES**

CONCEPT	PHASING	DURATION +/-	GSF	CONST.	PROJECT COST	ADVANCE
Replacement **N 4**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 311,300,000	**$358,000,000 to $404,700,000**	**YES**
Replacement **N 5**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 312,100,000	**$358,900,000 to $405,700,000**	**YES**
Replacement **N 6**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 315,900,000	**363,300,000 to $410,700,000**	**YES**
Replacement **N 7**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 311,700,000	**$358,500,000 to $405,200,000**	**YES**
Replacement **N 8**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 311,300,000	**$358,000,000 to $404,700,000**	**YES**
Replacement **N 9**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 311,900,000	**$358,700,000 to $405,500,000**	**YES**
Replacement **N 10**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 312,000,000	**$358,800,000 to $405,600,000**	**YES**
Replacement **N 11**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 312,300,000	**$359,100,000 to $406,000,000**	**YES**
Replacement **N 12**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 312,400,000	**$359,300,000 to $406,100,000**	**YES**
Replacement **N 13**	Existing school remains during construction – loss of fields during demo/new field const.	30 months Move in January 2030	259,700	$ 312,150,000	**$358,900,000 to $405,700,000**	**YES**

Preliminary Design Pricing Table

= Formula do not edit

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space ($*/SF)	Square Feet of New Construction ($*/SF)	Site, Building Takedown, Haz Mat Etc. ($*)	Estimated Total Construction** ($*)	Estimated Total Project Costs ($)
R1 (Renovation)	165,000 sf	165,000 sf	sf	$ 81,832,165	$ 171,633,415	$ 214,500,000
		$ 544.25 $/sf	$/sf		$ 1,040.20 $/sf	
AR1 (Addition / Renovation)	259,700 sf	74,200 sf	185,500 sf	$ 103,378,239	$ 308,986,810	$ 386,200,000
		$ 755.73 $/sf	$ 806.11 $/sf		$ 1,189.78 $/sf	
AR2 (Addition / Renovation)	259,700 sf	25,165 sf	234,535 sf	$ 105,850,498	$ 313,929,452	$ 392,400,000
		$ 755.73 $/sf	$ 806.11 $/sf		$ 1,208.82 $/sf	
AR3 (Addition / Renovation)	259,700 sf	53,730 sf	205,970 sf	$ 121,843,066	$ 328,482,916	$ 410,600,000
		$ 755.73 $/sf	$ 806.11 $/sf		$ 1,264.86 $/sf	
AR4 (Addition / Renovation)	259,700 sf	81,390 sf	178,310 sf	$ 122,900,262	$ 328,146,601	$ 410,100,000
		$ 755.73 $/sf	$ 806.11 $/sf		$ 1,263.56 $/sf	
AR5 (Addition / Renovation)	259,700 sf	81,390 sf	178,310 sf	$ 122,025,107	$ 327,271,446	$ 409,100,000
		$ 755.73 $/sf	$ 806.11 $/sf		$ 1,260.19 $/sf	
N1 (New Construction)	259,700 sf	- sf	259,700 sf	$ 107,479,296	$ 316,826,063	$ 396,000,000
		$ - $/sf	$ 806.11 $/sf		$ 1,219.97 $/sf	
N2 (New Construction)	259,700 sf	- sf	259,700 sf	$ 107,392,327	$ 316,739,094	$ 395,900,000
		$ - $/sf	$ 806.11 $/sf		$ 1,219.63 $/sf	
N3 (New Construction)	259,700 sf	- sf	259,700 sf	$ 102,970,757	$ 312,317,524	$ 390,400,000
		$ - $/sf	$ 806.11 $/sf		$ 1,202.61 $/sf	
N4 (New Construction)	259,700 sf	- sf	259,700 sf	$ 101,956,115	$ 311,302,882	$ 389,100,000
		$ - $/sf	$ 806.11 $/sf		$ 1,198.70 $/sf	
N5 (New Construction)	259,700 sf	- sf	259,700 sf	$ 102,773,627	$ 312,120,394	$ 390,100,000
		$ - $/sf	$ 806.11 $/sf		$ 1,201.85 $/sf	
N6 (New Construction)	259,700 sf	- sf	259,700 sf	$ 106,558,995	$ 315,905,762	$ 394,900,000
		$ - $/sf	$ 806.11 $/sf		$ 1,216.43 $/sf	
N7 (New Construction)	259,700 sf	- sf	259,700 sf	$ 102,332,982	$ 311,679,749	$ 389,600,000
		$ - $/sf	$ 806.11 $/sf		$ 1,200.15 $/sf	

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space ($*/SF)	Square Feet of New Construction ($*/SF)	Site, Building Takedown, Haz Mat Etc. ($*)	Estimated Total Construction** ($*)	Estimated Total Project Costs ($)
N8	259,700 sf	- sf	259,700 sf	$ 101,927,126	$ 311,273,893	$ 389,100,000
(New Construction)		$ - $/sf	$ 806.11 $/sf		$ 1,198.59 $/sf	
N9	259,700 sf	- sf	259,700 sf	$ 102,506,921	$ 311,853,688	$ 389,900,000
(New Construction)		$ - $/sf	$ 806.11 $/sf		$ 1,200.82 $/sf	
N10	259,700 sf	- sf	259,700 sf	$ 102,651,870	$ 311,998,637	$ 390,000,000
(New Construction)		$ - $/sf	$ 806.11 $/sf		$ 1,201.38 $/sf	
N11	259,700 sf	- sf	259,700 sf	$ 102,912,778	$ 312,259,545	$ 390,400,000
(New Construction)		$ - $/sf	$ 806.11 $/sf		$ 1,202.39 $/sf	
N12	259,700 sf	- sf	259,700 sf	$ 103,086,716	$ 312,433,483	$ 390,500,000
(New Construction)		$ - $/sf	$ 806.11 $/sf		$ 1,203.06 $/sf	
N13	259,700 sf	- sf	259,700 sf	$ 102,796,819	$ 312,143,586	$ 390,100,000
(New Construction)		$ - $/sf	$ 806.11 $/sf		$ 1,201.94 $/sf	

** Does not include Construction Contingency

***** District's Preferred Schematic**

6.4
CONCLUSION

ALTERNATIVES RECOMMENDED FOR FURTHER DEVELOPMENT

The decision on which options to advance to the PSR phase was based on the goal of continuing to analyze specific approaches for the project. These options and the final preferred option at PSR may differ slightly from these diagrams but will be based on the selected approach. It is anticipated that community input could impact the final configuration as could further detailed analysis of programmatic needs and final space template.

Based on review and discussion by the District and the Building Committee, sixteen of the initial nineteen options are recommended for further development and analysis during the PSR phase:

R1 RENOVATION
AR1 RENOVATION / ADDITION
AR2 RENOVATION / ADDITION
N1 REPLACEMENT
N2 REPLACEMENT
N3 REPLACEMENT
N4 REPLACEMENT
N5 REPLACEMENT
N6 REPLACEMENT
N7 REPLACEMENT
N8 REPLACEMENT
N9 REPLACEMENT
N10 REPLACEMENT
N11 REPLACEMENT
N12 REPLACEMENT
N13 REPLACEMENT