

Preliminary Evaluation of Alternatives 3.1.6

PRELIMINARY EVALUATION OF ALTERNATIVES

3.1.6

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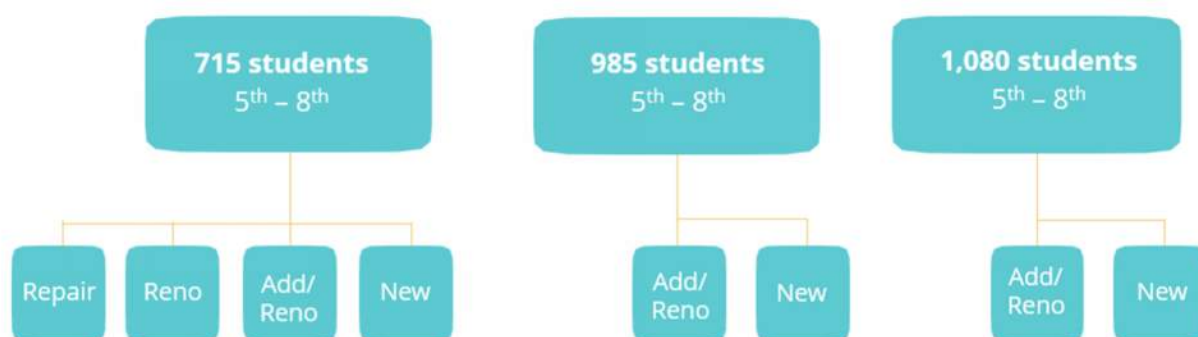
EVALUATION RESULTS

PROPOSED LIST OF PRELIMINARY ALTERNATIVES

PRELIMINARY EVALUATION OF ALTERNATIVES

OVERVIEW

After an assessment of the existing conditions, site development restrictions and opportunities, and taking into consideration the proposed educational program and associated space summary, the school district, working closely with Dore + Whittier (Designer) and Collier Project Leaders (OPM), evaluated a number of alternatives which fall into three basic scenarios based on the agreed-upon design enrollments. The graphic below summarizes these scenarios:



The narratives and drawings that follow provide comparative information for each alternative which served as the basis for evaluation. Haverhill's School Building Committee identified the following criteria against which all alternatives were evaluated:

1. Education
2. Site / Traffic
3. Community – Green Space
4. Construction Logistics (Site)
5. Student Impact (Building)
6. Total Project Cost

These criteria and the associated evaluation questions associated with each, are more comprehensively outlined in the Evaluation Criteria subsection of this document.

ANALYSIS OF STUDENT SCHOOL ASSIGNMENT

Attendance areas for the various schools of the town will be drawn up by the Superintendent and approved by the School Committee. The primary considerations that govern the establishment of a school attendance area are school capacity and transportation considerations. Generally, students will attend the school in the attendance area in which they live.

In establishing an attendance area, the following general guidelines will also be applied:

1. Use of safe walking conditions consistent with the Committee's transportation policies; where possible, major traffic thoroughfares and natural barriers will be used for boundaries.
2. Honoring community of interest; where possible, school attendance zones will incorporate community patterns.

From time to time an overcrowded condition in an existing school, the development of new residential areas, or the opening of a new school may require the establishment or change of previously established school attendance areas.

The Committee will confer with community representatives prior to setting new attendance lines. However, the Committee's primary basis for judgment must be equality of educational opportunity for all students rather than the personal desires of any one group.

The Superintendent is authorized to make exceptions to attendance lines for individual children in the best interests of the student and/or the school.

SC Policy JCA - Generally, students will be required to attend school in the attendance area in which they reside, unless the Superintendent has granted special permission.

Special permission may be granted for the following reasons:

1. If the change involves a hardship case or if there are medical considerations.
2. If the change appears to be in the interests of the child, of the schools, and for disciplinary and administrative reasons.
3. If the legal residence of a child changes from one attendance area to another during the school year and the parents wish the child to remain in his former school; permission will not extend beyond the current school year.
4. To permit secondary school students to take courses not offered in their assigned schools.

School bus transportation will not be provided for students attending schools outside their attendance area unless they can be accommodated on existing bus routes and schedules or a hardship is involved; or unless specific permission is granted by the School Committee.

AVAILABLE SPACE IN OTHER SCHOOLS IN THE DISTRICT

Based on the agreed upon enrollment projections, there is no space available in any of the other existing middle schools within the District. In fact, the upper enrollments under consideration may allow the District to discontinue leasing space for middle school students.

TUITION AGREEMENTS WITH ADJACENT SCHOOL DISTRICTS

The Haverhill Public Schools does not have any tuition agreements with neighboring districts. It is the policy of the school district not to admit K-8 non-resident students under the terms and conditions of the Inter-district School Choice Law (M.G.L. [76:12](#).) The school committee has voted to allow limited school choice seats at the high school level. This decision must be reaffirmed annually prior to June 1st by a vote of the School Committee That the selection of non-resident students for admission when the number of requests exceed the number of available spaces be in the form of a random drawing. There will be two drawings for this purpose. The first will take place during the last week of the current school year but no later than July 1st. The second will be conducted during the week immediately preceding the opening of the next school year and will be based on the possibility of unexpected additional openings.

RENTAL OR ACQUISITION OF EXISTING BUILDING FOR SCHOOL USE

While the District is currently leasing space for some middle school students at Tilton Upper School, at present, there are no available existing buildings for lease or for purchase suitable to house the populations under consideration.

PRELIMINARY ALTERNATIVES

The focus of this study is the Consentino Middle School, although Silver Hill Elementary School also resides on this campus. In an effort to provide a variety of alternatives for the District to consider to address the educational programming needs and to respond to the feedback received during community meetings, professional development meetings with staff, and multiple programming meetings, the Design Team developed a total of 19 alternatives.

ORGANIZATION OF ALTERNATIVES

Due to the number of variables, we developed a format for organizing, naming and numbering the options. The Alternatives are then organized with a naming and numbering sequence as follows:

Construction Strategy	Enrollment	Design Variation
RO = Repair Only	715	A
R = Renovation Only	985	B
AR = Addition / Renovation	1080	C
N = New Construction		

Alternatives for 715 students		
1	RO.715-A	Code Upgrade/Base Repair (Capital Improvement Plan)
2	R.715-A	Renovations to Consentino to accommodate as much program as possible (Not all identified program fits)
3	AR.715-A	Additions and Renovations to accommodate all the identified program, saving the entirety of the existing building
4	AR.715-C	Additions and Renovations to accommodate all the identified program, saving the “public” portions of the existing building, four story, variation
5	N.715-A	All new construction in simple building footprint
6	N.715-B	All new construction with classroom wings oriented with north/south sun exposure
7	N.715-C	All new construction in L-shaped footprint

Alternatives for 985 students		
8	AR.985-A	Additions and Renovations to accommodate all the identified program, saving the entirety of the existing building, two-story variation
9	AR.985-B	Additions and Renovations to accommodate all the identified program, saving the entirety of the existing building, three-story variation
10	AR.985-C	Additions and Renovations to accommodate all the identified program, saving the “public” portions of the existing building, four-story variation
11	N.985-A	All new construction in simple building footprint
12	N.985-B	All new construction with classroom wings oriented with north/south sun exposure
13	N.985-C	All new construction in L-shaped footprint

Alternatives for 1080 students		
14	AR.1080-A	Additions and Renovations to accommodate all the identified program, saving the entirety of the existing building, two-story variation
15	AR.1080-B	Additions and Renovations to accommodate all the identified program, saving the entirety of the existing building, three-story variation
16	AR.1080-C	Additions and Renovations to accommodate all the identified program, saving the “public” portions of the existing building, four-story variation
17	N.1080-A	All new construction in simple building footprint
18	N.1080-B	All new construction with classroom wings oriented with north/south sun exposure
19	N.1080-C	All new construction in L-shaped footprint

ALTERNATIVES FOR 715 STUDENTS

Alternative RO.715-A

Code Upgrade/Base Repair - Capital Improvement Plan (CIP)

Description

The scope of work identified in this alternative is the result of the existing facility conditions assessment and includes the upgrading of all major building systems that are beyond their useful life, inefficient to operate, and expensive to repair. Under this alternative, the building footprint and exterior walls remain as is. However, windows, doors and roofing would be replaced. All interior wall configurations would remain as is except for accessibility upgrades. This base repair alternative does not address enrollment, nor educational program needs.

The Existing Conditions Assessments found that all major building systems and infrastructure integral to the school (mechanical, electrical, plumbing) have exceeded their useful lives and need replacement. The existing facility does not have a fire suppression system which would be required for new construction under the current building codes for a building of this size. This CIP Alternative includes upgrades to the HVAC system, electrical, and plumbing and fire protection systems to meet current code, as well as accessibility upgrades to meet ADA and MAAB requirements. Hazardous materials encountered would be abated.

Fulfillment of Educational Program

A base repair (CIP) alternative does not provide additional instructional or support space to fulfill the educational program or meet the District's educational goals. Specifically, in this alternative:

- Many spaces in the educational program do not meet the MSBA guidelines or the District's target space size
- Special education spaces do not maximize inclusive practices, allow for effective delivery of related services, or employ Universal Design principles as many special education spaces are not integrated among academic classrooms; no dedicated space to support programs such as occupational and physical therapy adjustment counselors, coaches, interventionists, and speech & language pathologists (these services overflow into the corridor, retrofitted closets, and other teaching spaces)
- Not all classrooms are grouped in grade-level teams
- Science classrooms are undersized, too few, and lack the appropriate features to align with next generation science frameworks.

- There are no extended learning spaces or small, flexible breakout spaces for project-based learning, flexible assembly space, and/or whole grade-level gathering
- Classroom spaces are limited in flexibility to support a variety of differentiated instructional experiences (whole class instruction, small collaborative groups, individual work, project-based learning)
- Spatial deficiencies and limitations associated with the existing building remain, including a lack of sufficient space to support administrative and guidance staffing needs and professional space for adult planning, collaboration, and consultation

Site / Traffic

A base repair (CIP) alternative does not include major alterations to the site, except to provide accessible parking and an accessible route to the main entrance. Therefore, site circulation would remain a challenge.

Community - Green Space

As a base repair (CIP) alternative, this alternative does not include major alterations to the site. Therefore, the location and functionality of the green space remains largely unchanged.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. A repair option would support fewer students that currently attend Consentino Middle School.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. On this specific site, construction activities only within the existing building will likely result in a need to occupy portions of the existing site nearest the existing building, possibly restricting access to parking and site circulation areas.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in several phases while students continue to occupy the existing building. Students in one wing or portion of the building being renovated would be relocated to the gym converted for temporary classroom use.

This poses a significant disruption to students, parents, and faculty.

Construction within an occupied existing facility would be very disruptive to students. Even with best practices, disruption from noise, dust, and construction traffic would be extensive. Managing temporary corridors to access one portion of the building or another would be very difficult. Asbestos abatement would be required throughout the construction process. Scheduling the work over multiple summer seasons may be another alternative but would extend the time needed to successfully complete the work and would increase project costs.

Total Project Cost

Estimated Project Cost \$66.2M - \$70.3M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%





Alternative R.715-A

Renovations To Accommodate As Much Program As Possible

Description

The scope of work identified in this alternative attempts to accommodate as much of the identified program and desired adjacencies as possible within the confines of the existing building. Like the repair alternative, this alternative includes upgrades to the all the building systems to align with code and accessibility requirements for new construction. Unlike the repair alternative, however, this alternative explores changes to the interior configuration of walls to better accommodate the programs and services described in the educational program narrative.

Fulfillment of Educational Program

Exploration of this alternative revealed that not all of the desired program fit within the existing building.

- Many spaces in the alternative do not meet the MSBA guidelines or the District's target space size.
- Special education spaces are positioned to improve inclusive practices. However, this alternative was incapable of housing all the identified special education spaces. Specifically, this alternative accommodates the additional sections of the Autism (Compass) program, the Social/Emotional (Student Development Center) program, and one additional self-contained program to be determined at a future date over and above what is currently housed in the existing building. But, this alternative does not have dedicated space for grade-level Special Education inclusion teachers, nor the dedicated spaces requested for Adjustment Counselors, Interventionists, or Coaches.
- General classrooms are grouped in grade-level teams
- The correct number of Science classrooms are present, but all are below the MSBA guidelines and would lack Science preparation spaces.
- There are a few extended learning spaces to for project-based learning activities but fewer that indicated in the Space Summary.
- Spatial deficiencies and limitations associated with the existing building remain, including a lack of sufficient space to support administrative and guidance staffing needs and professional space for adult planning, collaboration, and consultation.

- Spaces dedicated to community functions (Back Pack 68, PTO, clothing pantry, and community offices) are not accommodated in this alternative.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop between the existing building and Washington Street in an effort to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the existing building and assumes vans would use a new lay-by lane just north of the existing kitchen at the new event entry.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and staff but falls short of the target for this enrollment.

Community - Green Space

This alternative does not include major alterations to the green field space on the site. Therefore, the location and functionality of the green space remains largely unchanged. This alternative does, however, make alterations to the green space between the existing building and Washington street. While not a functional green space for community activities, this would be a visual and experiential change from the green buffer that exists today.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. A renovation only option would support fewer students than currently attend Consentino Middle School.

Construction Logistics (site)

At this stage of development, it’s not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. On this specific site, construction activities only within the existing building will likely result in a need to occupy portions of the existing site nearest the existing building, possibly restricting access to parking and site circulation areas.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in several phases while students continue to occupy the existing building. Students in one wing or portion of the building being renovated would be relocated to the gym converted for temporary classroom use. This poses a significant disruption to students, parents, and faculty.

Construction within an occupied existing facility would be very disruptive to students. Even with best practices, disruption from noise, dust, and construction traffic would be extensive. Managing temporary corridors to access one portion of the building or another would be very difficult. Asbestos abatement would be required throughout the construction process. Scheduling the work over multiple summer seasons may be another alternative but would extend the time needed to successfully complete the work and would increase project costs.

Total Project Cost

Estimated Project Cost \$90.9M - \$96.5M *

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION R.715-A

Overview
Option R.715-A represents the same scope of work as option RO.715-A plus a more comprehensive interior reorganizing and resizing of space to better embody the District's desired spaces and spatial relationships.

- Education**
- All instructional spaces for this enrollment are present
 - Most instructional spaces are under the MSBA guidelines
 - A renovation only cannot accommodate all the desired spaces

- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill

- Community - Green Space**
- Green field space remains largely unchanged

- Construction Logistics (site)**
- Many phases
 - Likely negative impact to parking & site circulation patterns during construction

- Student Impact (Bldg)**
- Temporary conversion of gymnasium to classrooms during construction
 - Limited use of gym and cafeteria during construction
 - Significant negative impact during construction

Total Project Cost

\$90.9M - \$96.5M



- SITE CIRCULATION**
- Bus Drop Off
 - Parent Drop Off
 - Service Entry
 - Entry
 - New Construction
 - Renovation

- PROGRAMMING LEGEND**
- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative AR.715-A

Additions and Renovations to accommodate all the identified program, saving the entirety of the existing building

Description

The scope of work identified in this alternative attempts to accommodate the entirety of the identified program by both retaining all of the existing building and placing a two-story addition to the east, a single story addition to the west to create a new face of the building and new front door, and a small single story addition to the north to increase the amount of custodial and maintenance space. Like the repair and renovation alternatives, this alternative includes upgrades to all the building systems to align with code and accessibility requirements for new construction.

Fulfillment of Educational Program

All of the identified spaces and most adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Many spaces in the alternative that are accommodated within the existing building do not meet the MSBA guidelines or the District's target space size.
- Special education spaces are positioned to improve inclusive practices and accommodates all the identified special education spaces.
- General classrooms are grouped in grade-level teams
- The correct number of Science classrooms are present, but those housed in the existing building are below the MSBA guidelines and would lack Science preparation spaces.
- There are some extended learning spaces to for project-based learning activities but fewer that indicated in the Space Summary because not all grade-level teams in the existing building have dedicated extended learning areas. Similarly, only the teams in the new addition would possess the small group rooms identified.
- Spaces dedicated to community functions (Back Pack 68, PTO, clothing pantry, and community offices) are accommodated in this alternative.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop between the existing building and Washington Street in an effort to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the existing building and assumes vans would use a new lay-by lane just north of the existing kitchen at the new event entry.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and staff but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building. This results in a reduction of usable field space. Similar to the renovation only alternative, this alternative also makes alterations to the green space between the existing building and Washington street. While not a functional green space for community activities, this would be a visual and experiential change from the green buffer that exists today.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. A 715-student alternative would support fewer students than currently attend Consentino Middle School.

Construction Logistics (site)

At this stage of development, it’s not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative retains the entire existing building and places additions in three different locations, the functional impact to parking and site circulation would likely be greater than either the repair or the renovation only alternatives.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in several phases while students continue to occupy the existing building. Phased construction for this alternative is assumed to leverage the new addition as swing space. Once the new addition is completed students would vacate one or more areas of the existing building by moving into the

new addition. Unlike the renovation only and repair alternatives, it appears to be unnecessary to convert the gymnasium to temporary classrooms for use as swing space in this alternative. However, both the gymnasium and cafeteria would be unavailable for use while they are being renovated.

Construction within an occupied existing facility would be very disruptive to students, although slightly less disruptive than the repair and renovation only alternatives. Even with best practices, disruption from noise, dust, and construction traffic would be extensive. Managing temporary corridors to access one portion of the building or another would be very difficult. Asbestos abatement would be required throughout the construction process. Scheduling the work over multiple summer seasons may be another alternative but would extend the time needed to successfully complete the work and would increase project costs.

Total Project Cost

Estimated Project Cost \$120.5M - \$127.9M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B.
Consentino
Middle School

OPTIONAR.715-A

Overview

Option AR.715-A represents renovations to the existing building that keeps most of the existing building and places a two-story classrooms addition to the east, a new custodial area to the north, and a new administration and entry to the west.

Education

- Most desired spaces and some adjacencies are achieved
- Grade level teams are mostly expressed
- Teams for each grade level are spread over two floors and/or in different parts of the building

Site / Traffic

- Improved separation between parent vehicles and buses
- Increased parent queue length
- Increased parking and separation of parking from Silver Hill

Community - Green Space

- Green space is expressed as less usable shape for youth sports

Construction Logistics (site)

- Many phases
- Likely negative impact to parking & site circulation patterns during construction

Student Impact (Bldg)

- Temporary conversion of gymnasium to classrooms during construction
- Limited use of gym and cafeteria during construction
- Significant negative impact during construction

Total Project Cost

\$120.5M-\$127.9M



SITE CIRCULATION

- Bus Drop Off
- Parent Drop Off
- Service Entry
- Entry
- New Construction
- Renovation

PROGRAMMING LEGEND

- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative AR.715-C

Additions and Renovations to accommodate all the identified program, saving the “public” portions of the existing building, four-story variation

Description

The scope of work identified in this alternative attempts to accommodate the entirety of the identified program by both retaining only the public portions of the existing building and placing a four-story addition to the east and a single story addition to the west to create a new face of the building and new front door. Like the repair and renovation alternatives, this alternative includes upgrades to all the building systems to align with code and accessibility requirements for new construction.

Fulfillment of Educational Program

All of the identified spaces and most adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor represents a grade level, but each wing only contains one grade-level team. Ideally, grade-level teams would possess their own identity but not be isolated from other grade-level teams of the same grade.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. However, the positioning of the four-story new addition creates travel distances to the public elements that are longer than in other alternatives.
- The solar orientation of classrooms in this alternative will provide better quality daylight than some of the other alternatives where classroom windows are oriented east/west.
- By the addition being expressed as two wings, this alternative provides access to daylight and views to more office and adult spaces than some of the other alternatives.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop between the existing building and Washington Street in an effort to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the existing building and assumes vans would use a new lay-by lane just north of the existing kitchen at the new event entry.

This alternative expands the number of parking spaces dedicated to Consentino's faculty and staff even more so than the other 715-student alternatives, but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but allows for new green field space south of the concept essentially identical in size and shape to the existing field space. Similar to the renovation only alternative, this alternative also makes alterations to the green space between the existing building and Washington street. While not a functional green space for community activities, this would be a visual and experiential change from the green buffer that exists today.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. A 715-student alternative would support fewer students than currently attend Consentino Middle School.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative retains the public portion of the existing building and places additions in two different locations, the functional impact to parking and site circulation would likely be greater than either the repair or the renovation only alternatives. For this particular alternative, the size and location of the addition would likely simplify the construction phasing and, therefore, likely shorten the total construction duration compared to the other renovation and renovation/addition alternatives.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in several phases while students continue to occupy the existing building. Phased construction for this alternative is assumed to leverage the new addition as swing space. Once the new addition is completed students would vacate the entire academic areas of the existing building by moving into the new addition. Unlike the renovation only and repair alternatives, it appears to be unnecessary to convert the gymnasium to temporary classrooms for use as swing space in this alternative. However, both the gymnasium and cafeteria would be unavailable for use while they are being renovated.

Construction within an occupied existing facility would be very disruptive to students, although slightly less disruptive than the repair and renovation only alternatives. Even with best practices, disruption from noise, dust, and construction traffic would be extensive. Managing temporary corridors to access one portion of the building or another would be very difficult. Asbestos abatement would be required throughout the construction process.

Total Project Cost

Estimated Project Cost \$125.8M - \$133.6M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTIONAR.715-C

Overview
Option AR.715-C represents renovations to the existing public areas of the existing building and a four-story classroom addition to the east, and a new administration and entry to the west.

- Education**
- All desired spaces and most adjacencies are achieved
 - Grade level teams are clearly expressed
 - Teams for each grade level are on the same floor but in different wings

- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill

- Community - Green Space**
- Green space is expressed as more usable shape for youth sports

- Construction Logistics (site)**
- Several phases
 - New addition used as swing space
 - Less impact to parking and site circulation patterns during construction than RO.715-A and R.715-A but likely more than some of new construction alternatives.

- Student Impact (Bldg)**
- Limited use of gym and cafeteria during construction
 - More impact to students during construction than all new, but less than AR.715-A

Total Project Cost

\$125.8M - \$133.6M

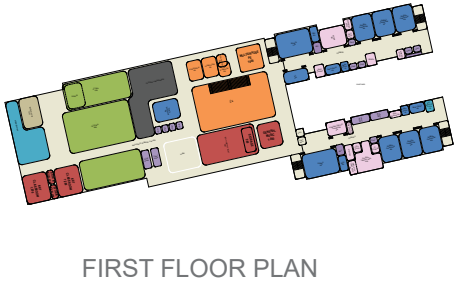
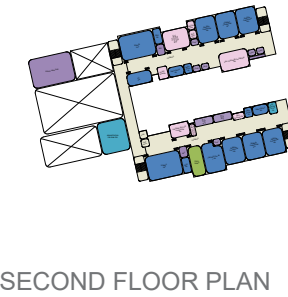
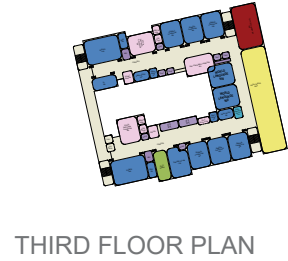
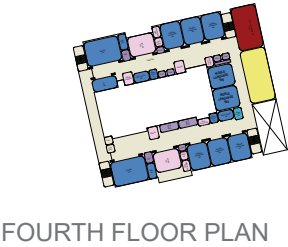
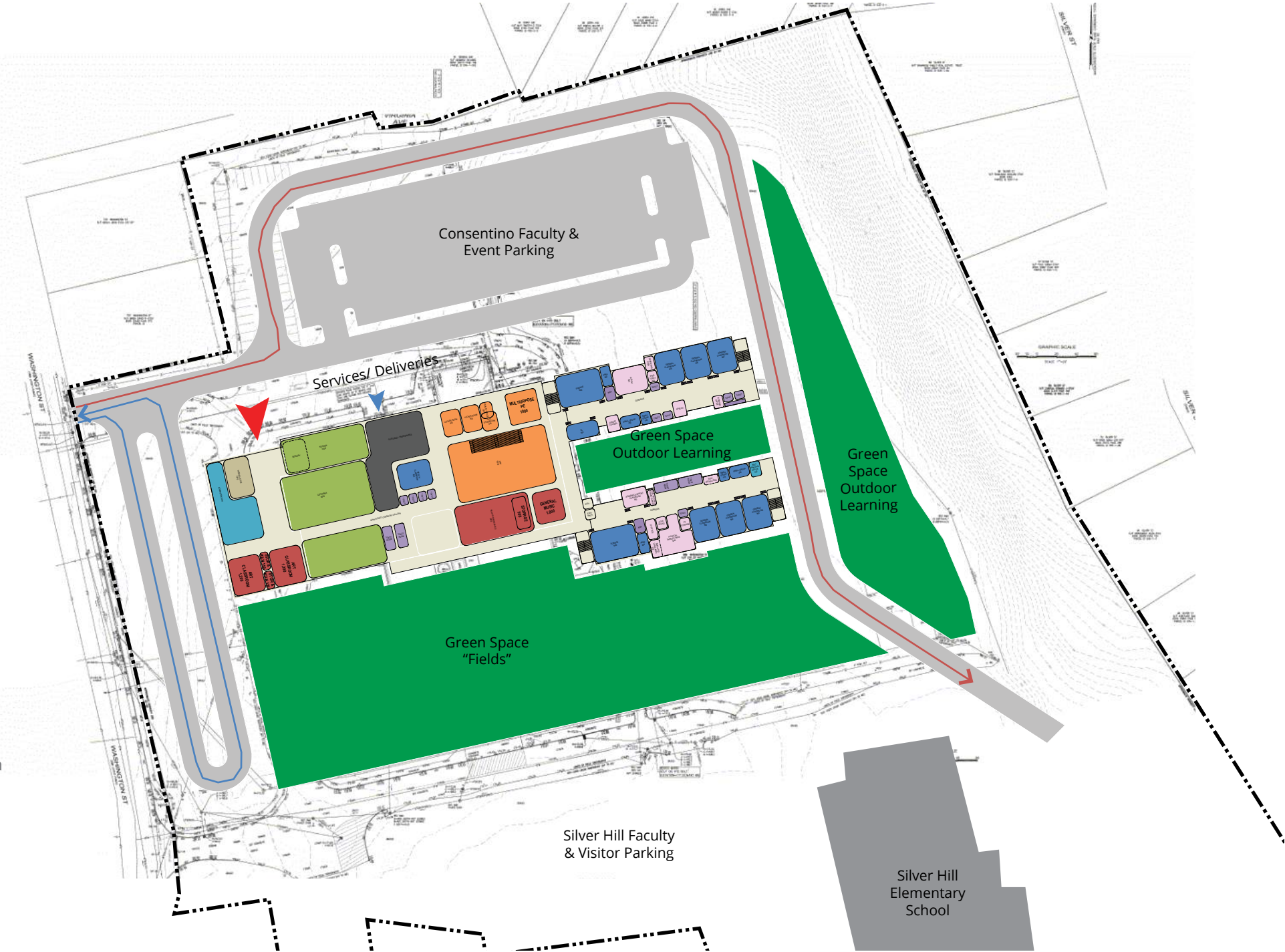


SITE CIRCULATION

- Bus Drop Off
- Parent Drop Off
- Service Entry
- Entry
- New Construction
- Renovation

PROGRAMMING LEGEND

- | | |
|-------------------------------|---------------------------|
| ● Administration & Guidance | ● Media Center |
| ● Arts & Music | ● Medical |
| ● Core Academic | ● Special Education |
| ● Dining & Food Service | ● Vocations & Technology |
| ● Health & Physical Education | ● Custodial & Maintenance |



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Alternative N.715-A

All new construction in simple building footprint

Description

This alternative attempts to accommodate the identified program and adjacencies in a three-story, all-new construction concept located on the existing fields and expressed as a simple rectilinear footprint. Public elements are located in the western half of the concept. Classroom areas are located in the eastern half of the concept.

Fulfillment of Educational Program

All of the identified spaces and all adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor represents a grade level. Each floor contains all the grade-level teams for a single grade level. Of the new concepts, this rectilinear alternative best expresses the idealized relationships between individual grade-level teams and the grade level as a whole.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. Spaces associated with the specials (Art, Music, Gym, Health, and World Languages) are located along the entire length of the concept on the first and second floors in an attempt to minimize travel distances from classrooms to specials.
- The solar orientation of classrooms in this alternative will provide lower quality daylight than some of the other alternatives where classroom windows are oriented north/south. This solar orientation will require architectural solutions to manage low angle light early in the morning.
- By the addition being expressed as a compact and efficient footprint, this alternative provides access to daylight and views to fewer office and adult spaces than some of the other alternatives.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop near the southern end of the concept to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the concept and assumes vans would use a new lay-by lane just south of a new faculty parking

lot near the new main entry.

This alternative expands the number of parking spaces dedicated to Consentino's faculty and staff even more so than the repair and renovation 715-student alternatives, but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but allows for new green field space west of the concept that is more square in shape, which may make it more attractive as a multi-purpose play field. Unlike the other 715-student alternatives, this alternative does not require significant modifications to the existing green space buffer along Washington Street, which means the experience from Washington Street will be largely a green forecourt from Washington Street all the way to the face of the new building.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. A 715-student alternative would support fewer students than currently attend Consentino Middle School.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative constructs a new building on the existing fields, there is the greatest opportunity to minimize construction impacts to the functionality of site circulation and parking during construction even though doing so will result in the loss of the use of the field during construction.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in two basic phases (construct new building and move in followed by demolition of the existing building and completion of site work) while students continue to occupy the existing building. Unlike the repair, renovation, and renovation/addition 715-student alternatives, new construction will be less disruptive to students.

Total Project Cost

Estimated Project Cost \$127.4M - \$135.3M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION N.715-A

Overview
Option N.715-A represents all new construction on the existing fields expressed as a simple three-story bar.

- Education**
- All desired spaces and adjacencies are achieved
 - Grade level teams are clearly expressed
 - Teams for each grade level are located on the same floor

- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill

- Community - Green Space**
- Green space is expressed as more usable shape

- Construction Logistics (site)**
- Two major phases
 - Less likely to disrupt parking and site circulation patterns during construction.

- Student Impact (Bldg)**
- Limited impact to students during construction

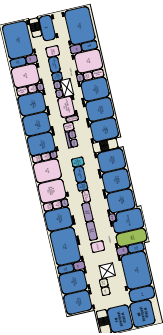
Total Project Cost

\$127.4M - \$135.3M

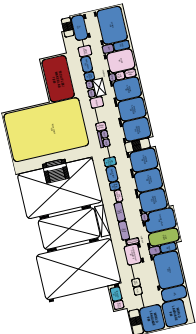


- SITE CIRCULATION**
- Bus Drop Off
 - Parent Drop Off
 - Service Entry
 - Entry
 - New Construction
 - Renovation

- PROGRAMMING LEGEND**
- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative N.715-B

All new construction with classroom wings oriented with north/south sun exposure

Description

This alternative attempts to accommodate the identified program and adjacencies in a two-story, all-new construction concept located on the existing fields and expressed as a rectilinear public area and two grade-level wings. Public elements are located in the western half of the concept. Classroom areas are located in the eastern half of the concept with an open-sided courtyard between them.

Fulfillment of Educational Program

All of the identified spaces and all adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor of each wing represents a grade level. Each floor of each wing contains all the grade-level teams for a single grade level. Of the new concepts, this expresses the idealized relationships between individual grade-level teams and the grade level as a whole.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. Spaces associated with the specials (Art, Music, Gym, Health, and World Languages) are located along the entire length of the concept on the first and second floors in an attempt to minimize travel distances from classrooms to specials.
- The solar orientation of classrooms in this alternative will provide better quality daylight than some of the other alternatives where classroom windows are oriented east/west.
- Since each wing contains two grade-level teams, this alternative provides access to daylight and views to fewer office and adult spaces than some of the other alternatives.
- The length of the wings in this alternative will likely impact the hill east of the existing fields. It may be necessary to construct lengthy retaining walls.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop near the southern end of the concept to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of

the concept and assumes vans would use a new lay-by lane just south of a new faculty parking lot near the new main entry.

This alternative expands the number of parking spaces dedicated to Consentino's faculty and staff, but has fewer parking spaces than the N.715-A alternative and falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but allows for new green field space west of the concept that is more square in shape, which may make it more attractive as a multi-purpose play field. Unlike the other 715-student alternatives, this alternative does not require significant modifications to the existing green space buffer along Washington Street, which means the experience from Washington Street will be largely a green forecourt from Washington Street all the way to the face of the new building.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. A 715-student alternative would support fewer students than currently attend Consentino Middle School.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative constructs a new building on the existing fields, there is the greatest opportunity to minimize construction impacts to the functionality of site circulation and parking during construction even though doing so will result in the loss of the use of the field during construction. One key difference between this alternative and the N.715-A alternative is that the footprint is larger as a two-story concept. As a result, the amount of site occupied by construction activities may be larger than N.715-A.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in two basic phases (construct new building and move in followed by demolition of the existing building and completion of site work) while students continue to occupy the existing building. Unlike the repair, renovation, and renovation/addition 715-student alternatives, new construction will be less disruptive to students.

Total Project Cost

Estimated Project Cost \$130.2M - \$138.2M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION N.715-B

Overview
Option N.715-B represents all new construction on the existing fields expressed as two, three-story wings.

- Education**
- All desired spaces and most adjacencies are achieved
 - Grade level teams are clearly expressed
 - Teams for each grade level are spread over two floors

- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill
 - Likely a need for extensive retaining wall east of proposed building

- Community - Green Space**
- Green space is expressed as more usable shape

- Construction Logistics (site)**
- Two major phases
 - Less likely to impact parking and site circulation patterns during construction

- Student Impact (Bldg)**
- Limited impact to students during construction

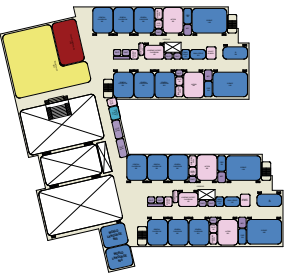
Total Project Cost

\$130.2M - \$138.2M



- SITE CIRCULATION**
- Bus Drop Off
 - Parent Drop Off
 - Service Entry
 - Entry
 - New Construction
 - Renovation

- PROGRAMMING LEGEND**
- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative N.715-C

All new construction in L-shaped footprint

Description

This alternative attempts to accommodate the identified program and adjacencies in a three-story, all-new construction concept located on the existing parking lot and fields and expressed as an L-shaped footprint. Public elements are located in the western-facing and southern-facing portions of the concept. Classroom areas are located in the northern-facing and eastern-facing portions of the concept.

Fulfillment of Educational Program

All of the identified spaces and all adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor represents a grade level but some grade-level teams are located in the east/west leg of the “L” while other grade level teams located in the north/south leg of the “L” with the cafeteria and back-of-house areas between them.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. Even though spaces for specials are positioned along the entire length of the “L” similar to the N.715-A alternative, the “L” shape, itself, results in longer travel distances from classroom areas to specials.
- The solar orientation of some classrooms in this alternative will provide better quality daylight. While other classroom windows are oriented east/west.
- This alternative provides access to daylight and views to fewer office and adult spaces than some of the other alternatives.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop that circumnavigates a new faculty and staff parking lot to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the concept and assumes vans would use a new lay-by lane just west of a westernmost classroom wing.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and

staff, but has fewer parking spaces than both the other new construction alternatives and falls short of the target for this enrollment.

Community - Green Space

The shape of the footprint of this concept forces new parking and site circulation elements to the south of the building. The shape of the concept also occupies most of the existing green field space. While there is usable green space left over on the site, the position and shape of this green space may be less attractive and less functional for community events, particularly youth soccer.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. A 715-student alternative would support fewer students than currently attend Consentino Middle School.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative constructs a new building on the existing fields and parking lot, construction activities will likely significantly impact parking and site circulation patterns during construction.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in two basic phases (construct new building and move in followed by demolition of the existing building and completion of site work) while students continue to occupy the existing building. Unlike the repair, renovation, and renovation/addition 715-student alternatives, new construction will be less disruptive to students. However, of the new construction options, this concept will likely be most disruptive to students because the shape of the concept wraps around two sides of the existing building.

Total Project Cost

Estimated Project Cost \$131.5M - \$139.6M *

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION N.715-C

Overview
Option N.715-C represents all new construction on the existing fields expressed as a three-story "L".

- Education**
- All desired spaces and most adjacencies are achieved
 - Grade level teams are clearly expressed
 - Teams for each grade level are spread over two floors and/or in different parts of the building
- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill

- Community - Green Space**
- Green space is expressed as less usable shape for youth sports

- Construction Logistics (site)**
- Two major phases
 - More likely to impact parking and site circulation patterns during construction than other new construction alternatives.

- Student Impact (Bldg)**
- Limited impact to students during construction

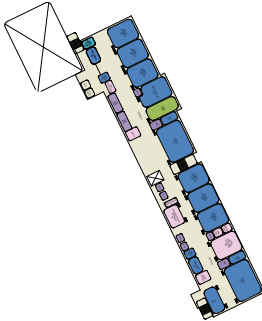
Total Project Cost

\$131.5M - \$139.6M

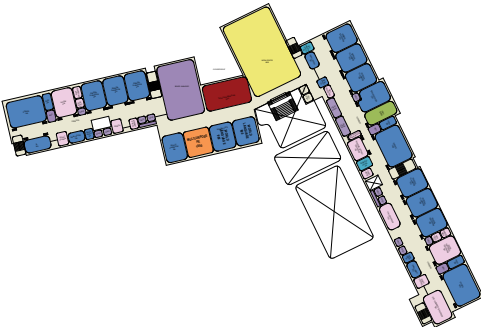


- SITE CIRCULATION**
- Bus Drop Off
 - Parent Drop Off
 - Service Entry
 - Entry
 - New Construction
 - Renovation

- PROGRAMMING LEGEND**
- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative AR.985-A

Additions and Renovations to accommodate all the identified program, saving the entirety of the existing building

Description

The scope of work identified in this alternative attempts to accommodate the entirety of the identified program by both retaining all of the existing building and placing a two-story addition to the east, a single story addition to the west to create a new face of the building and a small single story addition to the north to increase the amount of custodial and maintenance space. Like the repair and renovation alternatives, this alternative includes upgrades to all the building systems to align with code and accessibility requirements for new construction.

Fulfillment of Educational Program

All of the identified spaces and most adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Many spaces in the alternative that are accommodated within the existing building do not meet the MSBA guidelines or the District's target space size.
- Special education spaces are positioned to improve inclusive practices and accommodates all the identified special education spaces.
- General classrooms are grouped in grade-level teams. However, each wing contains only one grade-level team per floor. It isolates grade-level teams from other grade-level teams in a specific grade level.
- The correct number of Science classrooms are present, but those housed in the existing building are below the MSBA guidelines and would lack Science preparation spaces.
- There are some extended learning spaces to for project-based learning activities but fewer that indicated in the Space Summary because not all grade-level teams in the existing building have dedicated extended learning areas. Similarly, only the teams in the new addition would possess the small group rooms identified.
- Spaces dedicated to community functions (Back Pack 68, PTO, clothing pantry, and community offices) are accommodated in this alternative.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop between the existing building and Washington Street in an effort to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the existing building and assumes vans would use a new lay-by lane just north of the existing kitchen at the new event entry.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and staff but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches significantly on the green field space east of the existing building. This results in a reduction of usable field space. Similar to the renovation only alternative, this alternative also makes alterations to the green space between the existing building and Washington street. While not a functional green space for community activities, this would be a visual and experiential change from the green buffer that exists today.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support more students than the current Consentino Middle School, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it’s not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative retains the entire existing building and places additions in three different locations, the functional impact to parking and site circulation would likely be greater than either the repair or the renovation only alternatives.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in several phases while students continue to occupy the existing building. Phased construction for this alternative is assumed to leverage the new addition as swing space. Once the new addition is completed students would vacate one or more areas of the existing building by moving into the

new addition. Unlike the renovation only and repair alternatives, it appears to be unnecessary to convert the gymnasium to temporary classrooms for use as swing space in this alternative. However, both the gymnasium and cafeteria would be unavailable for use while they are being renovated.

Construction within an occupied existing facility would be very disruptive to students, although slightly less disruptive than the repair and renovation only alternatives. Even with best practices, disruption from noise, dust, and construction traffic would be extensive. Managing temporary corridors to access one portion of the building or another would be very difficult. Asbestos abatement would be required throughout the construction process. Scheduling the work over multiple summer seasons may be another alternative but would extend the time needed to successfully complete the work and would increase project costs.

Total Project Cost

Estimated Project Cost \$161M - \$170.9M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B.
Consentino
Middle School

OPTIONAR.985-A

Overview
Option AR.985-A represents renovations to the existing building that keeps most of the existing building and places a two-story classroom addition to the east and a new custodial area to the north.

- Education**
- Most desired spaces and some adjacencies are achieved
 - Grade level teams are mostly expressed
 - Teams for each grade level are spread over two floors and/or in different parts of the building
- Site / Traffic**
- Limited separation between parent vehicles and buses
 - No improvements to parent circulation
 - Increased parking and separation of parking from Silver Hill

- Community - Green Space**
- Green space is expressed as least usable shape for youth sports

- Construction Logistics (site)**
- Many phases
 - Likely negative impact to parking & site circulation patterns during construction

- Student Impact (Bldg)**
- More impact to students during construction
 - New addition used as swing space
 - Limited use of gymnasium and cafeteria during construction

Total Project Cost

\$161M - \$170.9M



- SITE CIRCULATION**
- Bus Drop Off
 - Parent Drop Off
 - Service Entry
 - Entry
 - New Construction
 - Renovation

- PROGRAMMING LEGEND**
- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative AR.985-B

Additions and Renovations to accommodate all the identified program, saving the entirety of the existing building

Description

The scope of work identified in this alternative attempts to accommodate the entirety of the identified program by both retaining all of the existing building and placing a three-story addition to the east and a small single story addition to the north to increase the amount of custodial and maintenance space. Like the repair and renovation alternatives, this alternative includes upgrades to all the building systems to align with code and accessibility requirements for new construction.

Fulfillment of Educational Program

All of the identified spaces and most adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Many spaces in the alternative that are accommodated within the existing building do not meet the MSBA guidelines or the District's target space size.
- Special education spaces are positioned to improve inclusive practices and accommodates all the identified special education spaces.
- General classrooms are grouped in grade-level teams. However, each wing contains only one grade-level team per floor. It isolates grade-level teams from other grade-level teams in a specific grade level.
- The correct number of Science classrooms are present, but those housed in the existing building are below the MSBA guidelines and would lack Science preparation spaces.
- There are some extended learning spaces to for project-based learning activities but fewer than indicated in the Space Summary because not all grade-level teams in the existing building have dedicated extended learning areas. Similarly, only the teams in the new addition would possess the small group rooms identified.
- Spaces dedicated to community functions (Back Pack 68, PTO, clothing pantry, and community offices) are accommodated in this alternative.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop between the existing building and Washington Street in an effort to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the existing building and assumes vans would use a new lay-by lane just north of the existing kitchen at the new event entry.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and staff but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but not as significantly as alternative AR.985-A. This results in a reduction of usable field space. Similar to the renovation only alternative, this alternative also makes alterations to the green space between the existing building and Washington street. While not a functional green space for community activities, this would be a visual and experiential change from the green buffer that exists today.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support more students than the current Consentino Middle School, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it’s not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative retains the entire existing building and places additions in more than one location, the functional impact to parking and site circulation would likely be greater than either the repair or the renovation only alternatives.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in several phases while students continue to occupy the existing building. Phased construction for this alternative is assumed to leverage the new addition as swing space. Once the new addition is completed students would vacate one or more areas of the existing building by moving into the

new addition. Unlike the renovation only and repair alternatives, it appears to be unnecessary to convert the gymnasium to temporary classrooms for use as swing space in this alternative. However, both the gymnasium and cafeteria would be unavailable for use while they are being renovated.

Construction within an occupied existing facility would be very disruptive to students, although slightly less disruptive than the repair and renovation only alternatives. Even with best practices, disruption from noise, dust, and construction traffic would be extensive. Managing temporary corridors to access one portion of the building or another would be very difficult. Asbestos abatement would be required throughout the construction process. Scheduling the work over multiple summer seasons may be another alternative but would extend the time needed to successfully complete the work and would increase project costs.

Total Project Cost

Estimated Project Cost \$159.5M - \$169.3M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION AR.985-B

Overview

Option AR.985-B represents renovations to the existing building that keeps most of the existing building and places a three-story classroom addition to the east and a new custodial area to the north.

Education

- Most desired spaces and some adjacencies are achieved
- Grade level teams are mostly expressed
- Teams for each grade level are spread over two floors and/or in different parts of the building

Site / Traffic

- Limited separation between parent vehicles and buses
- No improvements to parent circulation
- Increased parking and separation of parking from Silver Hill

Community - Green Space

- Green space is expressed as less usable shape for youth sports

Construction Logistics (site)

- Many phases
- Likely negative impact to parking & site circulation patterns during construction

Student Impact (Bldg)

- More impact to students during construction
- New addition used as swing space
- Limited use of gymnasium and cafeteria during construction

Total Project Cost

\$159.5M - \$169.3M



SITE CIRCULATION

- Bus Drop Off
- Parent Drop Off
- Service Entry
- Entry
- New Construction
- Renovation

PROGRAMMING LEGEND

- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



THIRD FLOOR PLAN

SECOND FLOOR PLAN

FIRST FLOOR PLAN

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Alternative AR.985-C

Additions and Renovations to accommodate all the identified program, saving the “public” portions of the existing building, four-story variation

Description

The scope of work identified in this alternative attempts to accommodate the entirety of the identified program by both retaining only the public portions of the existing building and placing a four-story addition to the east and a single story addition to the west to create a new face of the building and new front door. This alternative differs from the AR.715-C alternative by extending the uppermost two levels over to touch the steeply sloping hill on the eastern portion of the site. The end result is a concept that is two stories in the existing building, four stories at the western end of the new addition, and two stories at the eastern end of the addition, but elevated two stories above the lowest level. It sets up the ability to position the bus lane to pass under the new addition, providing some shelter from weather during loading and unloading of buses. Like the repair and renovation alternatives, this alternative also includes upgrades to all the building systems to align with code and accessibility requirements for new construction.

Fulfillment of Educational Program

All of the identified spaces and most adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor contains four a grade-level teams, but each grade-level only requires three grade-level teams, which means that some grade levels will span over more than one floor.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. However, the positioning of the four-story new addition creates the longest travel distances to the public elements of any of the alternatives.
- The solar orientation of classrooms in this alternative will provide better quality daylight than some of the other alternatives where classroom windows are oriented east/west.
- By the addition being expressed as two wings, this alternative provides access to daylight and views to more office and adult spaces than some of the other alternatives.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop between the existing building and Washington Street in an effort to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and under the new addition to the east of the existing building and assumes vans would use a new lay-by lane just north of the existing kitchen at the new event entry.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and staff even more so than the other 985-student alternatives, but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but allows for new green field space south of the concept essentially identical in size and shape to the existing field space. Similar to the renovation only alternative, this alternative also makes alterations to the green space between the existing building and Washington street. While not a functional green space for community activities, this would be a visual and experiential change from the green buffer that exists today.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support more students than the current Consentino Middle School, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it’s not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative retains the public portion of the existing building and places additions in two different locations, the functional impact to parking and site circulation would likely be greater than either the repair or the renovation only alternatives. For this particular alternative, the size and location of the addition would likely simplify the construction phasing and, therefore, likely shorten the total construction duration compared to the other renovation and renovation/addition alternatives.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in several phases while students continue to occupy the existing building. Phased construction for this alternative is assumed to leverage the new addition as swing space. Once the new addition is completed students would vacate the entire academic areas of the existing building by moving into the new addition. Unlike the renovation only and repair alternatives, it appears to be unnecessary to convert the gymnasium to temporary classrooms for use as swing space in this alternative. However, both the gymnasium and cafeteria would be unavailable for use while they are being renovated.

Construction within an occupied existing facility would be very disruptive to students, although slightly less disruptive than the repair and renovation only alternatives. Even with best practices, disruption from noise, dust, and construction traffic would be extensive. Managing temporary corridors to access one portion of the building or another would be very difficult. Asbestos abatement would be required throughout the construction process.

Total Project Cost

Estimated Project Cost \$165.1M - \$175.3M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION AR.985-C

Overview

Option AR.985-C represents renovations to the existing public areas of the existing building and a four-story classroom addition to the east and a new administration and entry to the west.

Education

- All desired spaces and most adjacencies are achieved
- Grade level teams are clearly expressed
- Teams for each grade level are on the same floor but in different wings

Site / Traffic

- Improved separation between parent vehicles and buses
- Increased parent queue length
- Increased parking and separation of parking from Silver Hill
- Bus loop passes under new addition and may provide cover in inclement weather

Community - Green Space

- Green space is expressed as more usable shape for youth sports

Construction Logistics (site)

- Several phases
- New addition used as swing space
- Limited use of gymnasium and cafeteria during construction
- Less impact to parking and site circulation patterns during construction than AR.985-A but likely more than some of new construction alternatives.

Student Impact (Bldg)

- More impact to students during construction than all new, but less than AR.985-A.

Total Project Cost

\$165.1M - \$175.3M

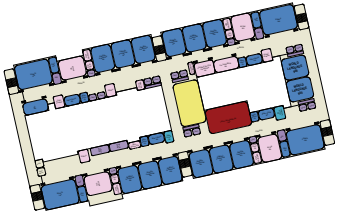


SITE CIRCULATION

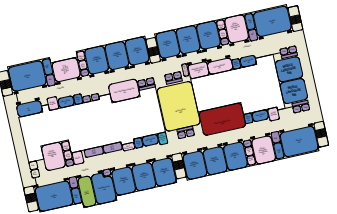
- Bus Drop Off
- Parent Drop Off
- Service Entry
- Entry
- New Construction
- Renovation

PROGRAMMING LEGEND

- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



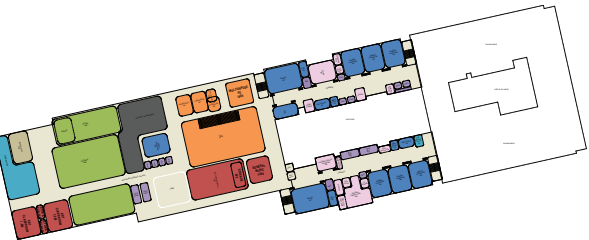
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative N.985-A

All new construction in simple building footprint

Description

This alternative attempts to accommodate the identified program and adjacencies in a three-story, all-new construction concept located on the existing fields and expressed as a simple rectilinear footprint. Public elements are located in the western half of the concept. Classroom areas are located in the eastern half of the concept.

Fulfillment of Educational Program

All of the identified spaces and all adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor represents a grade level. Each floor contains all the grade-level teams for a single grade level. Of the new concepts, this rectilinear alternative best expresses the idealized relationships between individual grade-level teams and the grade level as a whole.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. Spaces associated with the specials (Art, Music, Gym, Health, and World Languages) are located along the entire length of the concept on the first and second floors in an attempt to minimize travel distances from classrooms to specials.
- The solar orientation of classrooms in this alternative will provide lower quality daylight than some of the other alternatives where classroom windows are oriented north/south. This solar orientation will require architectural solutions to manage low angle light early in the morning.
- By the addition being expressed as a compact and efficient footprint, this alternative provides access to daylight and views to fewer office and adult spaces than some of the other alternatives.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop near the southern end of the concept to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the concept and assumes vans would use a new lay-by lane just south of a new faculty parking

lot near the new main entry.

This alternative expands the number of parking spaces dedicated to Consentino's faculty and staff even more so than the repair and renovation 715-student alternatives, but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but allows for new green field space west of the concept that is more square in shape, which may make it more attractive as a multi-purpose play field. Unlike the other 715-student alternatives, this alternative does not require significant modifications to the existing green space buffer along Washington Street, which means the experience from Washington Street will be largely a green forecourt from Washington Street all the way to the face of the new building.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support more students than the current Consentino Middle School, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative constructs a new building on the existing fields, there is the greatest opportunity to minimize construction impacts to the functionality of site circulation and parking during construction even though doing so will result in the loss of the use of the field during construction.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in two basic phases (construct new building and move in followed by demolition of the existing building and completion of site work) while students continue to occupy the existing building. Unlike the repair, renovation, and renovation/addition 715-student alternatives, new construction will be less disruptive to students.

Total Project Cost

Estimated Project Cost \$163.9M - \$174M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION N.985-A

Overview
Option N.985-A represents all new construction on the existing fields expressed as a simple three-story bar.

- Education**
- All desired spaces and adjacencies are achieved
 - Grade level teams are clearly expressed
 - Teams for each grade level are located on the same floor

- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill

- Community - Green Space**
- Green space is expressed as more usable shape

- Construction Logistics (site)**
- Two major phases
 - Less likely to impact parking & site circulation patterns during construction

- Student Impact (Bldg)**
- Limited impact to students during construction

Total Project Cost

\$163.9M - \$174M

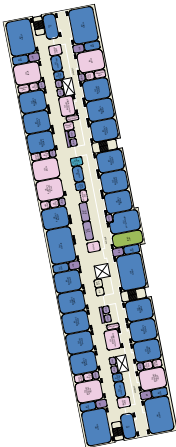


SITE CIRCULATION

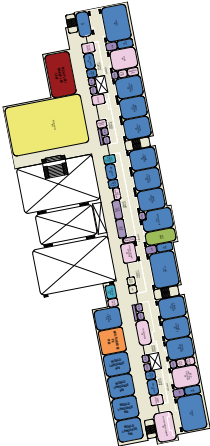
- Bus Drop Off
- Parent Drop Off
- Service Entry
- Entry
- New Construction
- Renovation

PROGRAMMING LEGEND

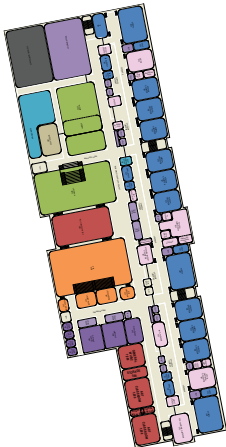
- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative N.985-B

All new construction with classroom wings oriented with north/south sun exposure

Description

This alternative attempts to accommodate the identified program and adjacencies in a two-story, all-new construction concept located on the existing fields and expressed as a rectilinear public area and two grade-level wings. Public elements are located in the western half of the concept. Classroom areas are located in the eastern half of the concept with an open-sided courtyard between them.

Fulfillment of Educational Program

All of the identified spaces and all adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor of each wing represents two grade-level teams. Each floor contains four grade-level teams, which means some grade levels will span more than one floor.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. Spaces associated with the specials (Art, Music, Gym, Health, and World Languages) are located along the entire length of the concept on the first and second floors in an attempt to minimize travel distances from classrooms to specials.
- The solar orientation of classrooms in this alternative will provide better quality daylight than some of the other alternatives where classroom windows are oriented east/west.
- Since each wing contains two grade-level teams, this alternative provides access to daylight and views to fewer office and adult spaces than some of the other alternatives.
- The length of the wings in this alternative will likely impact the hill east of the existing fields. It may be necessary to construct lengthy retaining walls.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop near the southern end of the concept to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the concept and assumes vans would use a new lay-by lane just south of a new faculty parking lot near the new main entry.

This alternative expands the number of parking spaces dedicated to Consentino's faculty and staff, but has fewer parking spaces than the N.985-A alternative and falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but allows for new green field space west of the concept that is more square in shape, which may make it more attractive as a multi-purpose play field. Unlike the other 985-student alternatives, this alternative does not require significant modifications to the existing green space buffer along Washington Street, which means the experience from Washington Street will be largely a green forecourt from Washington Street all the way to the face of the new building.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support more students than the current Consentino Middle School, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative constructs a new building on the existing fields, there is the greatest opportunity to minimize construction impacts to the functionality of site circulation and parking during construction even though doing so will result in the loss of the use of the field during construction. One key difference between this alternative and the N.715-A alternative is that the footprint is larger as a two-story concept. As a result, the amount of site occupied by construction activities may be larger than N.985-A.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in two basic phases (construct new building and move in followed by demolition of the existing building and completion of site work) while students continue to occupy the existing building. Unlike the repair, renovation, and renovation/addition 715-student alternatives, new construction will be less disruptive to students.

Total Project Cost

Estimated Project Cost \$168.6M - \$179.1M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION N.985-B

Overview
Option N.985-B represents all new construction on the existing fields expressed as two, three-story wings.

- Education**
- All desired spaces and adjacencies are achieved
 - Grade level teams are clearly expressed
 - Teams for each grade level are located on the same floor

- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill
 - Will likely require extensive retaining wall east of proposed building

- Community - Green Space**
- Green space is expressed as more usable shape

- Construction Logistics (site)**
- Two major phases
 - Less likely to impact parking and site circulation patterns during construction

- Student Impact (Bldg)**
- Limited impact to students during construction

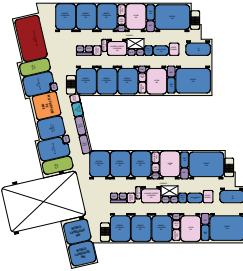
Total Project Cost

\$168.6M - \$179.1M

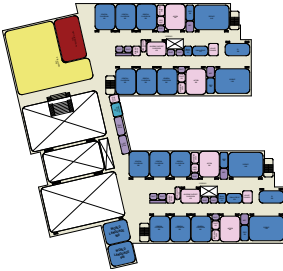


- SITE CIRCULATION**
- Bus Drop Off
 - Parent Drop Off
 - Service Entry
 - Entry
 - New Construction
 - Renovation

- PROGRAMMING LEGEND**
- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative N.985-C

All new construction in L-shaped footprint

Description

This alternative attempts to accommodate the identified program and adjacencies in a three-story, all-new construction concept located on the existing parking lot and fields and expressed as an L-shaped footprint. Public elements are located in the western-facing and southern-facing portions of the concept. Classroom areas are located in the northern-facing and eastern-facing portions of the concept.

Fulfillment of Educational Program

All of the identified spaces and all adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor represents a grade level but some grade-level teams are located in the east/west leg of the “L” while other grade level teams located in the north/south leg of the “L” with the cafeteria and back-of-house areas between them.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. Even though spaces for specials are positioned along the entire length of the “L” similar to the N.985-A alternative, the “L” shape, itself, results in longer travel distances from classroom areas to specials.
- The solar orientation of some classrooms in this alternative will provide better quality daylight. While other classroom windows are oriented east/west.
- This alternative provides access to daylight and views to fewer office and adult spaces than some of the other alternatives.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop that circumnavigates a new faculty and staff parking lot to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the concept and assumes vans would use a new lay-by lane just west of a westernmost classroom wing.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and

staff, but has fewer parking spaces than both the other new construction alternatives and falls short of the target for this enrollment.

Community - Green Space

The shape of the footprint of this concept forces new parking and site circulation elements to the south of the building. The shape of the concept also occupies most of the existing green field space. While there is usable green space left over on the site, the position and shape of this green space may be less attractive and less functional for community events, particularly youth soccer.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support more students than the current Consentino Middle School, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative constructs a new building on the existing fields and parking lot, construction activities will likely significantly impact parking and site circulation patterns during construction.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in two basic phases (construct new building and move in followed by demolition of the existing building and completion of site work) while students continue to occupy the existing building. Unlike the repair, renovation, and renovation/addition 715-student alternatives, new construction will be less disruptive to students. However, of the new construction options, this concept will likely be most disruptive to students because the shape of the concept wraps around two sides of the existing building.

Total Project Cost

Estimated Project Cost \$166.9M - \$177.3M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION N.985-C

Overview
Option N.985-C represents all new construction on the existing fields expressed as a three-story "L".

- Education**
- All desired spaces and most adjacencies are achieved
 - Grade level teams are clearly expressed
 - Teams for each grade level are spread over two floors and/or in different parts of the building
- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill

- Community - Green Space**
- Green space is expressed as less usable shape for youth sports

- Construction Logistics (site)**
- Two major phases
 - More likely to impact parking and site circulation patterns during construction than other new construction alternatives.

- Student Impact (Bldg)**
- Limited impact to students during construction

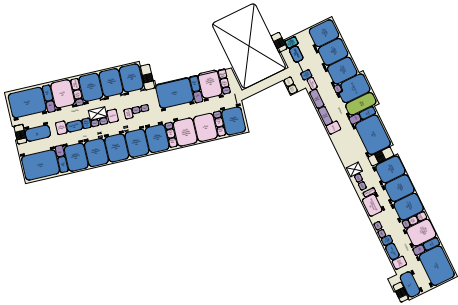
Total Project Cost

\$166.9M - \$177.3M

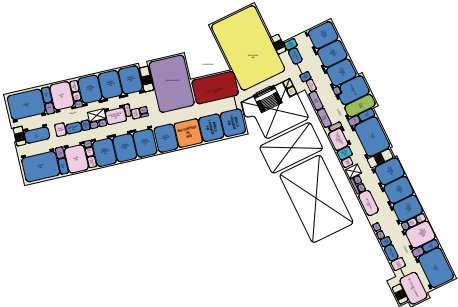


- SITE CIRCULATION**
- Bus Drop Off
 - Parent Drop Off
 - Service Entry
 - Entry
 - New Construction
 - Renovation

- PROGRAMMING LEGEND**
- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative AR.1080-A

Additions and Renovations to accommodate all the identified program, saving the entirety of the existing building

Description

The scope of work identified in this alternative attempts to accommodate the entirety of the identified program by both retaining all of the existing building and placing a two-story addition to the east, a single story addition to the west to create a new face of the building and a small single story addition to the north to increase the amount of custodial and maintenance space. Like the repair and renovation alternatives, this alternative includes upgrades to all the building systems to align with code and accessibility requirements for new construction.

Fulfillment of Educational Program

All of the identified spaces and most adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Many spaces in the alternative that are accommodated within the existing building do not meet the MSBA guidelines or the District's target space size.
- Special education spaces are positioned to improve inclusive practices and accommodates all the identified special education spaces.
- General classrooms are grouped in grade-level teams. However, each wing contains only one grade-level team per floor. It isolates grade-level teams from other grade-level teams in a specific grade level.
- The correct number of Science classrooms are present, but those housed in the existing building are below the MSBA guidelines and would lack Science preparation spaces.
- There are some extended learning spaces to for project-based learning activities but fewer that indicated in the Space Summary because not all grade-level teams in the existing building have dedicated extended learning areas. Similarly, only the teams in the new addition would possess the small group rooms identified.
- Spaces dedicated to community functions (Back Pack 68, PTO, clothing pantry, and community offices) are accommodated in this alternative.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop between the existing building and Washington Street in an effort to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the existing building and assumes vans would use a new lay-by lane just north of the existing kitchen at the new event entry.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and staff but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches significantly on the green field space east of the existing building. This results in a reduction of usable field space. Similar to the renovation only alternative, this alternative also makes alterations to the green space between the existing building and Washington street. While not a functional green space for community activities, this would be a visual and experiential change from the green buffer that exists today.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support the most students of all the enrollments under consideration, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it’s not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative retains the entire existing building and places additions in three different locations, the functional impact to parking and site circulation would likely be greater than either the repair or the renovation only alternatives.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in several phases while students continue to occupy the existing building. Phased construction for this alternative is assumed to leverage the new addition as swing space. Once the new addition is completed students would vacate one or more areas of the existing building by moving into the

new addition. Unlike the renovation only and repair alternatives, it appears to be unnecessary to convert the gymnasium to temporary classrooms for use as swing space in this alternative. However, both the gymnasium and cafeteria would be unavailable for use while they are being renovated.

Construction within an occupied existing facility would be very disruptive to students, although slightly less disruptive than the repair and renovation only alternatives. Even with best practices, disruption from noise, dust, and construction traffic would be extensive. Managing temporary corridors to access one portion of the building or another would be very difficult. Asbestos abatement would be required throughout the construction process. Scheduling the work over multiple summer seasons may be another alternative but would extend the time needed to successfully complete the work and would increase project costs.

Total Project Cost

Estimated Project Cost \$172.1M - \$182.8M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION AR.1080-A

Overview

Option AR.1080-A represents renovations to the existing building that keeps most of the existing building and places a two-story classroom addition to the east and a new custodial area to the north.

Education

- Most desired spaces and some adjacencies are achieved
- Grade level teams are mostly expressed
- Teams for each grade level are spread over two floors and/or in different parts of the building

Site / Traffic

- Limited separation between parent vehicles and buses
- No improvements to parent circulation
- Increased parking and separation of parking from Silver Hill

Community - Green Space

- Green space is expressed as least usable shape for youth sports

Construction Logistics (site)

- Many phases
- Likely negative impact to parking & site circulation patterns during construction

Student Impact (Bldg)

- More impact to students during construction
- New addition used as swing space
- Limited use of gymnasium and cafeteria during construction

Total Project Cost

\$172.1M - \$182.8M

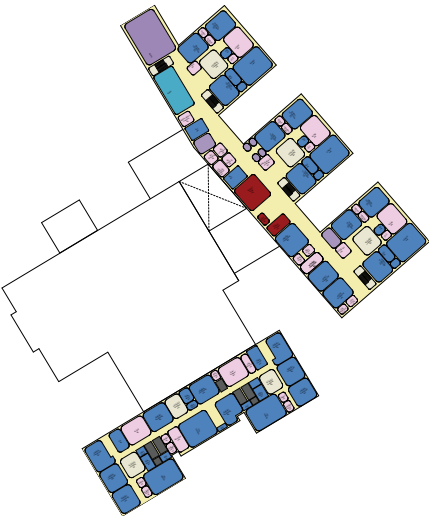
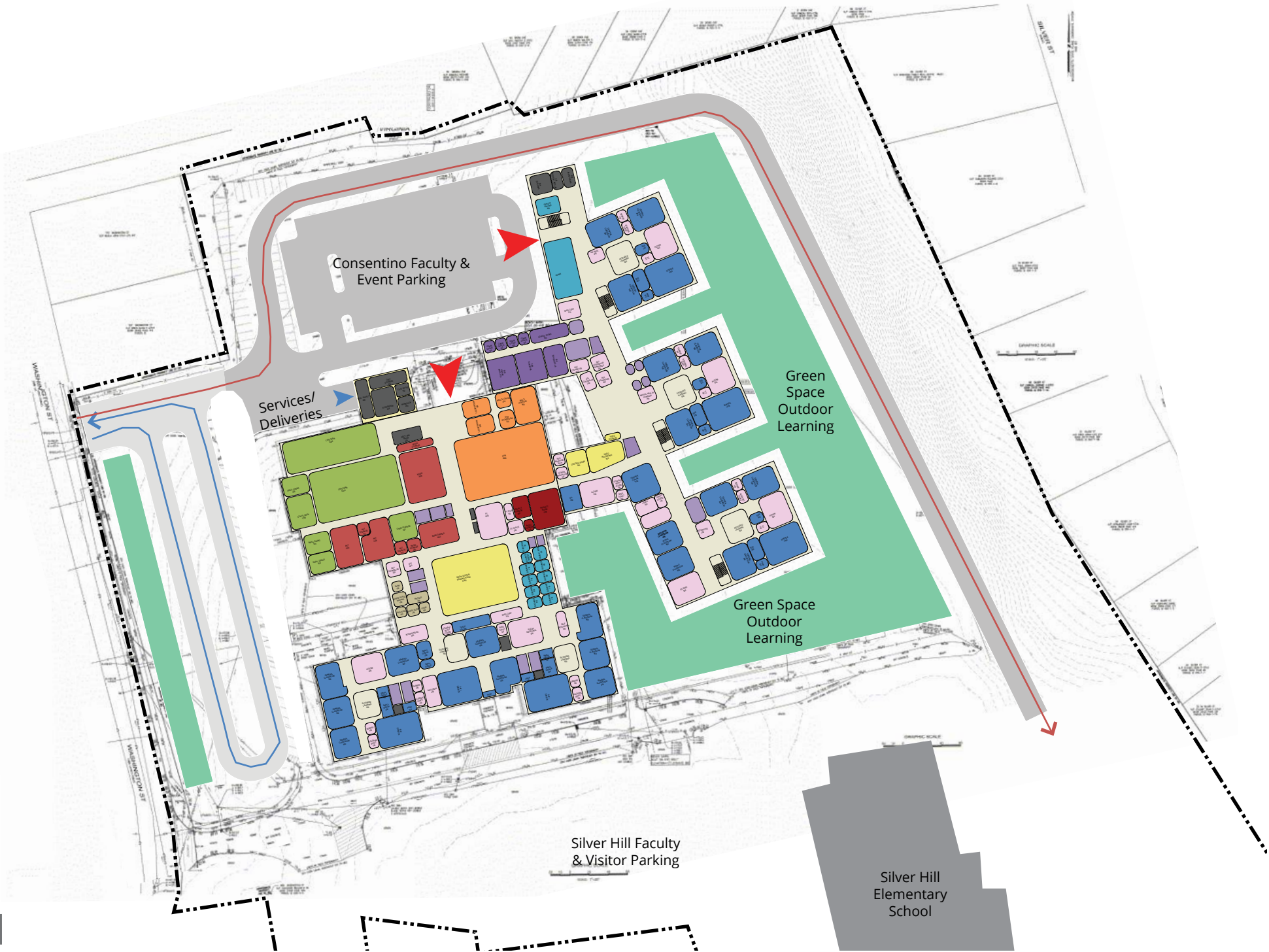


SITE CIRCULATION

- Bus Drop Off
- Parent Drop Off
- Service Entry
- Entry
- New Construction
- Renovation

PROGRAMMING LEGEND

- | | |
|-------------------------------|---------------------------|
| ● Administration & Guidance | ● Media Center |
| ● Arts & Music | ● Medical |
| ● Core Academic | ● Special Education |
| ● Dining & Food Service | ● Vocations & Technology |
| ● Health & Physical Education | ● Custodial & Maintenance |



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative AR.1080-B

Additions and Renovations to accommodate all the identified program, saving the entirety of the existing building

Description

The scope of work identified in this alternative attempts to accommodate the entirety of the identified program by both retaining all of the existing building and placing a three-story addition to the east and a small single story addition to the north to increase the amount of custodial and maintenance space. Like the repair and renovation alternatives, this alternative includes upgrades to all the building systems to align with code and accessibility requirements for new construction.

Fulfillment of Educational Program

All of the identified spaces and most adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Many spaces in the alternative that are accommodated within the existing building do not meet the MSBA guidelines or the District's target space size.
- Special education spaces are positioned to improve inclusive practices and accommodates all the identified special education spaces.
- General classrooms are grouped in grade-level teams. However, each wing contains only one grade-level team per floor. It isolates grade-level teams from other grade-level teams in a specific grade level.
- The correct number of Science classrooms are present, but those housed in the existing building are below the MSBA guidelines and would lack Science preparation spaces.
- There are some extended learning spaces to for project-based learning activities but fewer than indicated in the Space Summary because not all grade-level teams in the existing building have dedicated extended learning areas. Similarly, only the teams in the new addition would possess the small group rooms identified.
- Spaces dedicated to community functions (Back Pack 68, PTO, clothing pantry, and community offices) are accommodated in this alternative.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop between the existing building and Washington Street in an effort to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the existing building and assumes vans would use a new lay-by lane just north of the existing kitchen at the new event entry.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and staff but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but not as significantly as alternative AR.985-A. This results in a reduction of usable field space. Similar to the renovation only alternative, this alternative also makes alterations to the green space between the existing building and Washington street. While not a functional green space for community activities, this would be a visual and experiential change from the green buffer that exists today.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support the most students of all the enrollments under consideration, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it’s not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative retains the entire existing building and places additions in more than one location, the functional impact to parking and site circulation would likely be greater than either the repair or the renovation only alternatives.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in several phases while students continue to occupy the existing building. Phased construction for this alternative is assumed to leverage the new addition as swing space. Once the new addition is completed students would vacate one or more areas of the existing building by moving into the

new addition. Unlike the renovation only and repair alternatives, it appears to be unnecessary to convert the gymnasium to temporary classrooms for use as swing space in this alternative. However, both the gymnasium and cafeteria would be unavailable for use while they are being renovated.

Construction within an occupied existing facility would be very disruptive to students, although slightly less disruptive than the repair and renovation only alternatives. Even with best practices, disruption from noise, dust, and construction traffic would be extensive. Managing temporary corridors to access one portion of the building or another would be very difficult. Asbestos abatement would be required throughout the construction process. Scheduling the work over multiple summer seasons may be another alternative but would extend the time needed to successfully complete the work and would increase project costs.

Total Project Cost

Estimated Project Cost \$169.4M - \$179.9M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION AR.1080-B

Overview

Option AR.1080-B represents renovations to the existing building that keeps most of the existing building and places a three-story classroom addition to the east and a new custodial area to the north.

Education

- Most desired spaces and some adjacencies are achieved
- Grade level teams are mostly expressed
- Teams for each grade level are spread over two floors and/or in different parts of the building

Site / Traffic

- Limited separation between parent vehicles and buses
- No improvements to parent circulation
- Increased parking and separation of parking from Silver Hill

Community - Green Space

- Green space is expressed as less usable shape for youth sports

Construction Logistics (site)

- Many phases
- Likely negative impact to parking & site circulation patterns during construction

Student Impact (Bldg)

- More impact to students during construction
- New addition used as swing space
- Limited use of gymnasium and cafeteria during construction

Total Project Cost

\$169.4M - \$179.9M



SITE CIRCULATION

- Bus Drop Off
- Parent Drop Off
- Service Entry
- Entry
- New Construction
- Renovation

PROGRAMMING LEGEND

- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



THIRD FLOOR PLAN

SECOND FLOOR PLAN

FIRST FLOOR PLAN

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Alternative AR.1080-C

Additions and Renovations to accommodate all the identified program, saving the “public” portions of the existing building, four-story variation

Description

The scope of work identified in this alternative attempts to accommodate the entirety of the identified program by both retaining only the public portions of the existing building and placing a four-story addition to the east and a single story addition to the west to create a new face of the building and new front door. This alternative differs from the AR.715-C alternative by extending the uppermost two levels over to touch the steeply sloping hill on the eastern portion of the site. The end result is a concept that is two stories in the existing building, four stories at the western end of the new addition, and two stories at the eastern end of the addition, but elevated two stories above the lowest level. It sets up the ability to position the bus lane to pass under the new addition, providing some shelter from weather during loading and unloading of buses. Like the repair and renovation alternatives, this alternative also includes upgrades to all the building systems to align with code and accessibility requirements for new construction.

Fulfillment of Educational Program

All of the identified spaces and most adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor contains four a grade-level teams, but each grade-level only requires three grade-level teams, which means that some grade levels will span over more than one floor.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. However, the positioning of the four-story new addition creates the longest travel distances to the public elements of any of the alternatives.
- The solar orientation of classrooms in this alternative will provide better quality daylight than some of the other alternatives where classroom windows are oriented east/west.
- By the addition being expressed as two wings, this alternative provides access to daylight and views to more office and adult spaces than some of the other alternatives.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop between the existing building and Washington Street in an effort to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and under the new addition to the east of the existing building and assumes vans would use a new lay-by lane just north of the existing kitchen at the new event entry.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and staff even more so than the other 985-student alternatives, but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but allows for new green field space south of the concept essentially identical in size and shape to the existing field space. Similar to the renovation only alternative, this alternative also makes alterations to the green space between the existing building and Washington street. While not a functional green space for community activities, this would be a visual and experiential change from the green buffer that exists today.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support the most students of all the enrollments under consideration, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it’s not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative retains the public portion of the existing building and places additions in two different locations, the functional impact to parking and site circulation would likely be greater than either the repair or the renovation only alternatives. For this particular alternative, the size and location of the addition would likely simplify the construction phasing and, therefore, likely shorten the total construction duration compared to the other renovation and renovation/addition alternatives.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in several phases while students continue to occupy the existing building. Phased construction for this alternative is assumed to leverage the new addition as swing space. Once the new addition is completed students would vacate the entire academic areas of the existing building by moving into the new addition. Unlike the renovation only and repair alternatives, it appears to be unnecessary to convert the gymnasium to temporary classrooms for use as swing space in this alternative. However, both the gymnasium and cafeteria would be unavailable for use while they are being renovated.

Construction within an occupied existing facility would be very disruptive to students, although slightly less disruptive than the repair and renovation only alternatives. Even with best practices, disruption from noise, dust, and construction traffic would be extensive. Managing temporary corridors to access one portion of the building or another would be very difficult. Asbestos abatement would be required throughout the construction process.

Total Project Cost

Estimated Project Cost \$175.8M - \$186.7M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION AR.1080-C



SITE CIRCULATION

- Bus Drop Off
- Parent Drop Off
- Service Entry
- Entry
- New Construction
- Renovation

PROGRAMMING LEGEND

- Administration & Guidance
- Arts & Music
- Core Academic
- Dining & Food Service
- Health & Physical Education
- Media Center
- Medical
- Special Education
- Vocations & Technology
- Custodial & Maintenance



Overview

Option AR.1080-C represents renovations to the existing public areas of the existing building and a four-story classroom addition to the east and a new administration and entry to the west.

Education

- All desired spaces and most adjacencies are achieved
- Grade level teams are clearly expressed
- Teams for each grade level are on the same floor but in different wings

Site / Traffic

- Improved separation between parent vehicles and buses
- Increased parent queue length
- Increased parking and separation of parking from Silver Hill

Community - Green Space

- Green space is expressed as more usable shape for youth sports

Construction Logistics (site)

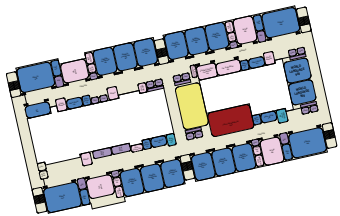
- Several phases
- Less impact to parking and site circulation patterns during construction than AR.1080-A but likely more than some of new construction alternatives.

Student Impact (Bldg)

- More impact to students during construction than all new, but less than AR.1080-A
- New addition used as swing space
- Limited use of gymnasium and cafeteria during construction

Total Project Cost

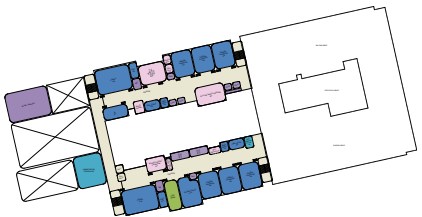
\$175.8M - \$186.7M



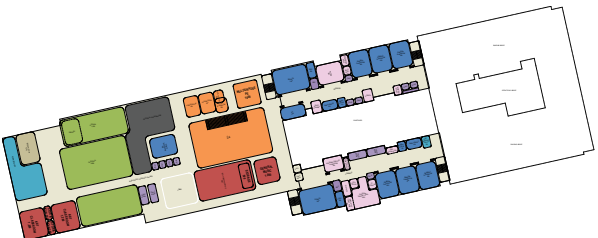
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative N.1080-A

All new construction in simple building footprint

Description

This alternative attempts to accommodate the identified program and adjacencies in a three-story, all-new construction concept located on the existing fields and expressed as a simple rectilinear footprint. Public elements are located in the western half of the concept. Classroom areas are located in the eastern half of the concept.

Fulfillment of Educational Program

All of the identified spaces and all adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor represents a grade level. Each floor contains all the grade-level teams for a single grade level. Of the new concepts, this rectilinear alternative best expresses the idealized relationships between individual grade-level teams and the grade level as a whole.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. Spaces associated with the specials (Art, Music, Gym, Health, and World Languages) are located along the entire length of the concept on the first and second floors in an attempt to minimize travel distances from classrooms to specials.
- The solar orientation of classrooms in this alternative will provide lower quality daylight than some of the other alternatives where classroom windows are oriented north/south. This solar orientation will require architectural solutions to manage low angle light early in the morning.
- By the addition being expressed as a compact and efficient footprint, this alternative provides access to daylight and views to fewer office and adult spaces than some of the other alternatives.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop near the southern end of the concept to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the concept and assumes vans would use a new lay-by lane just south of a new faculty parking

lot near the new main entry.

This alternative expands the number of parking spaces dedicated to Consentino's faculty and staff even more so than the repair and renovation 715-student alternatives, but falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but allows for new green field space west of the concept that is more square in shape, which may make it more attractive as a multi-purpose play field. Unlike the other 715-student alternatives, this alternative does not require significant modifications to the existing green space buffer along Washington Street, which means the experience from Washington Street will be largely a green forecourt from Washington Street all the way to the face of the new building.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support the most students of all the enrollments under consideration, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative constructs a new building on the existing fields, there is the greatest opportunity to minimize construction impacts to the functionality of site circulation and parking during construction even though doing so will result in the loss of the use of the field during construction.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in two basic phases (construct new building and move in followed by demolition of the existing building and completion of site work) while students continue to occupy the existing building. Unlike the repair, renovation, and renovation/addition 715-student alternatives, new construction will be less disruptive to students.

Total Project Cost

Estimated Project Cost \$174.2M - \$185M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION N.1080-A

Overview
Option N.1080-A represents all new construction on the existing fields expressed as a simple three-story bar.

- Education**
- All desired spaces and adjacencies are achieved
 - Grade level teams are clearly expressed
 - Teams for each grade level are located on the same floor

- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill

- Community - Green Space**
- Green space is expressed as more usable shape

- Construction Logistics (site)**
- Two major phases
 - Less likely to impact parking & site circulation patterns during construction

- Student Impact (Bldg)**
- Limited impact to students during construction

Total Project Cost

\$174.2M - \$185M

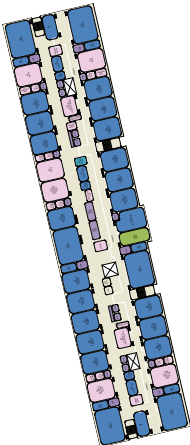
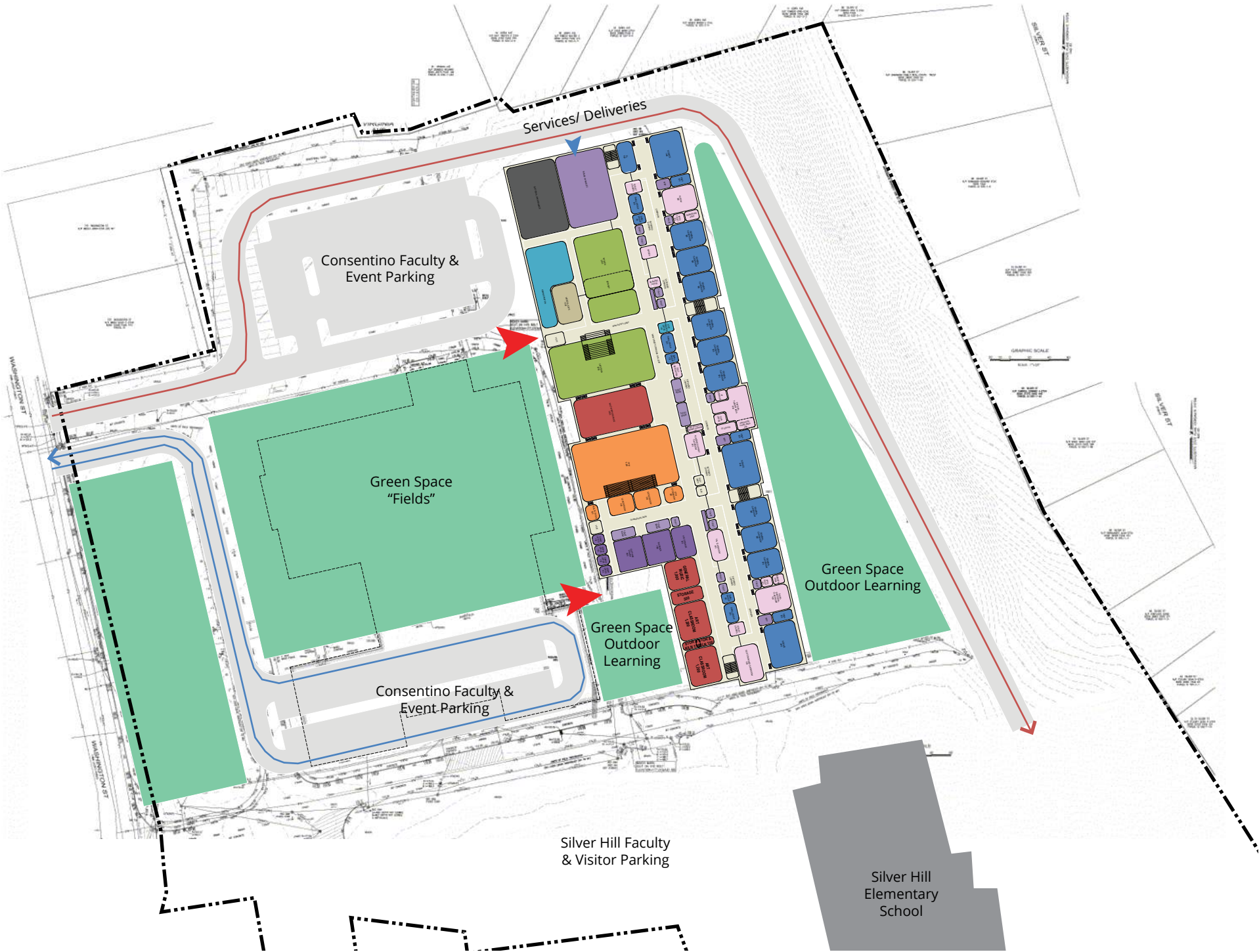


SITE CIRCULATION

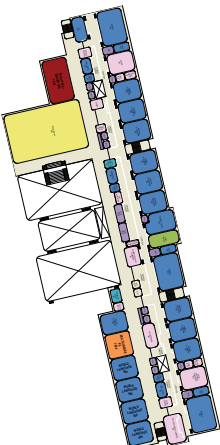
- Bus Drop Off
- Parent Drop Off
- Service Entry
- Entry
- New Construction
- Renovation

PROGRAMMING LEGEND

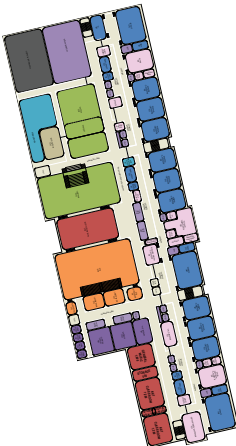
- | | |
|-----------------------------|-------------------------|
| Administration & Guidance | Media Center |
| Arts & Music | Medical |
| Core Academic | Special Education |
| Dining & Food Service | Vocations & Technology |
| Health & Physical Education | Custodial & Maintenance |



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative N.1080-B

All new construction with classroom wings oriented with north/south sun exposure

Description

This alternative attempts to accommodate the identified program and adjacencies in a two-story, all-new construction concept located on the existing fields and expressed as a rectilinear public area and two grade-level wings. Public elements are located in the western half of the concept. Classroom areas are located in the eastern half of the concept with an open-sided courtyard between them.

Fulfillment of Educational Program

All of the identified spaces and all adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor of each wing represents two grade-level teams. Each floor contains four grade-level teams, which means some grade levels will span more than one floor.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. Spaces associated with the specials (Art, Music, Gym, Health, and World Languages) are located along the entire length of the concept on the first and second floors in an attempt to minimize travel distances from classrooms to specials.
- The solar orientation of classrooms in this alternative will provide better quality daylight than some of the other alternatives where classroom windows are oriented east/west.
- Since each wing contains two grade-level teams, this alternative provides access to daylight and views to fewer office and adult spaces than some of the other alternatives.
- The length of the wings in this alternative will likely impact the hill east of the existing fields. It may be necessary to construct lengthy retaining walls.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop near the southern end of the concept to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the concept and assumes vans would use a new lay-by lane just south of a new faculty parking lot near the new main entry.

This alternative expands the number of parking spaces dedicated to Consentino's faculty and staff, but has fewer parking spaces than the N.985-A alternative and falls short of the target for this enrollment.

Community - Green Space

The classroom addition encroaches on the green field space east of the existing building, but allows for new green field space west of the concept that is more square in shape, which may make it more attractive as a multi-purpose play field. Unlike the other 985-student alternatives, this alternative does not require significant modifications to the existing green space buffer along Washington Street, which means the experience from Washington Street will be largely a green forecourt from Washington Street all the way to the face of the new building.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support the most students of all the enrollments under consideration, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative constructs a new building on the existing fields, there is the greatest opportunity to minimize construction impacts to the functionality of site circulation and parking during construction even though doing so will result in the loss of the use of the field during construction. One key difference between this alternative and the N.715-A alternative is that the footprint is larger as a two-story concept. As a result, the amount of site occupied by construction activities may be larger than N.1080-A.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in two basic phases (construct new building and move in followed by demolition of the existing building and completion of site work) while students continue to occupy the existing building. Unlike the repair, renovation, and renovation/addition 715-student alternatives, new construction will be less disruptive to students.

Total Project Cost

Estimated Project Cost \$178.2M - \$189.3M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION N.1080-B

Overview
 Option N.1080-B represents all new construction on the existing fields expressed as two, three-story wings.

- Education**
- All desired spaces and most adjacencies are achieved
 - Grade level teams are clearly expressed
 - Teams for each grade level are spread over two floors

- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill
 - Will likely require extensive retaining wall east of the proposed building

- Community - Green Space**
- Green space is expressed as more usable shape

- Construction Logistics (site)**
- Two major phases
 - Less likely to impact parking & site circulation patterns during construction

- Student Impact (Bldg)**
- Limited impact to students during construction

Total Project Cost

\$178.2M - \$189.3M

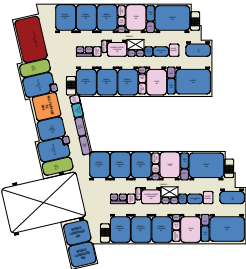


SITE CIRCULATION

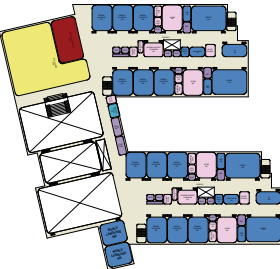
- Bus Drop Off
- Parent Drop Off
- Service Entry
- Entry
- New Construction
- Renovation

PROGRAMMING LEGEND

- Administration & Guidance
- Arts & Music
- Core Academic
- Dining & Food Service
- Health & Physical Education
- Media Center
- Medical
- Special Education
- Vocations & Technology
- Custodial & Maintenance



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Alternative N.1080-C

All new construction in L-shaped footprint

Description

This alternative attempts to accommodate the identified program and adjacencies in a three-story, all-new construction concept located on the existing parking lot and fields and expressed as an L-shaped footprint. Public elements are located in the western-facing and southern-facing portions of the concept. Classroom areas are located in the northern-facing and eastern-facing portions of the concept.

Fulfillment of Educational Program

All of the identified spaces and all adjacencies are accommodated in this alternative. However, there are a few observations about this alternative worth noting:

- Each floor represents a grade level but some grade-level teams are located in the east/west leg of the “L” while other grade level teams located in the north/south leg of the “L” with the cafeteria and back-of-house areas between them.
- There is clear separation between public elements and private elements, with the ability to secure the private elements after school hours and during events. Even though spaces for specials are positioned along the entire length of the “L” similar to the N.985-A alternative, the “L” shape, itself, results in longer travel distances from classroom areas to specials.
- The solar orientation of some classrooms in this alternative will provide better quality daylight. While other classroom windows are oriented east/west.
- This alternative provides access to daylight and views to fewer office and adult spaces than some of the other alternatives.

Site / Traffic

This alternative explores the possibility of reorganizing the site circulation and parking patterns for Consentino to improve the safety, efficiency, and capacity of the site during pick-up and drop-off. This alternative includes a new parent vehicle loop that circumnavigates a new faculty and staff parking lot to expand the number of parent vehicles in the afternoon queue without needing to “park”. This alternative assumes buses would circulate around and behind the building to the east of the concept and assumes vans would use a new lay-by lane just west of a westernmost classroom wing.

This alternative expands the number of parking spaces dedicated to Consentino’s faculty and

staff, but has fewer parking spaces than both the other new construction alternatives and falls short of the target for this enrollment.

Community - Green Space

The shape of the footprint of this concept forces new parking and site circulation elements to the south of the building. The shape of the concept also occupies most of the existing green field space. While there is usable green space left over on the site, the position and shape of this green space may be less attractive and less functional for community events, particularly youth soccer.

Enrollment

At the time of submission, a preference began to emerge for one of the upper enrollments under consideration. This alternative would support the most students of all the enrollments under consideration, which may allow the district to improve enrollment challenges in other facilities.

Construction Logistics (site)

At this stage of development, it's not fully clear how a contractor would occupy the site during construction for any of these alternatives. However, it is advantageous to the functionality of the site during construction when construction activities can be concentrated away from daily school operations. Since this alternative constructs a new building on the existing fields and parking lot, construction activities will likely significantly impact parking and site circulation patterns during construction.

Student Impact (Building)

The cost of this alternative assumes that the construction would be completed in two basic phases (construct new building and move in followed by demolition of the existing building and completion of site work) while students continue to occupy the existing building. Unlike the repair, renovation, and renovation/addition 715-student alternatives, new construction will be less disruptive to students. However, of the new construction options, this concept will likely be most disruptive to students because the shape of the concept wraps around two sides of the existing building.

Total Project Cost

Estimated Project Cost \$177.5M - \$188.5M*

*All Cost estimates are based on current construction market conditions in December 2021, are conceptual in nature, and are intended for comparative purposes. They include all materials, labor, and general conditions cost as well as all soft costs based on the following assumptions.

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%

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Dr. Albert B. Consentino Middle School

OPTION N.1080-C

Overview
Option N.1080-C represents all new construction on the existing fields expressed as a three-story “L”.

- Education**
- All desired spaces and most adjacencies are achieved
 - Grade level teams are clearly expressed
 - Teams for each grade level are spread over two floors and/or in different parts of the building

- Site / Traffic**
- Improved separation between parent vehicles and buses
 - Increased parent queue length
 - Increased parking and separation of parking from Silver Hill

- Community - Green Space**
- Green space is expressed as less usable shape for youth sports

- Construction Logistics (site)**
- Two major phases
 - More likely to impact parking and site circulation patterns during construction than other new construction alternatives.

- Student Impact (Bldg)**
- Limited impact to students during construction

Total Project Cost

\$177.5M - \$188.5M



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EVALUATION CRITERIA

DEVELOPMENT OF THE EVALUATION MATRIX

The evaluation criteria were developed by the School Building Committee in coordination with the District's OPM and Designer and reflect the guiding design principles and site and building features identified by the community as well the Consentino Middle School faculty during various programming and visioning sessions held at the beginning of the PDP process. Seven overall criteria were identified, each tied to one or more essential questions, which served as the mechanism for evaluation of each alternative.

Education	How well does the alternative meet the educational NEEDS of the Consentino student population and overall educational goals of Haverhill?
Site / Traffic	How well does the alternative maximize on-site parking, allow for efficient and effective pick-up/drop-off circulation, and maximize green space?
Community – Green Space	To what extent does the alternative create usable green space for extracurricular activities and exterior teaching modalities?
Enrollment	How well does the alternative meet the current and projected student population requirements? To what extent does the option allow the District to improve facility challenges associated with enrollment in other buildings throughout the District?
Construction Logistics (Site)	How disruptive will the alternative be to site access, on-site parking, and efficient and effective pick-up/drop-off site circulation during construction?
Student Impact (Building)	How disruptive will the alternative be to the learning environment, student life, and the experience of all those who use the building/campus during construction?
Total Project Costs	How well does the total project cost align with the City's desire to fund the project without a debt exclusion?

Each criterion was applied using a relative sliding scale from 5 to 1, where a five was best and a 1 was poor. As depicted below, this scale was color coded to provide a clear graphic representation of the evaluation matrix. It is important to note that in this methodology, the scoring is NOT a ranking. If two alternatives achieved a criterion equally, they received the same score.

Best	Better	Good	Fair	Poor
5	4	3	2	1

CRITERIA DESCRIPTIONS

A. Education:

Essential Question: How well does the alternative meet the educational NEEDS of the Consentino student population and overall educational goals of Haverhill?

This criterion is intended to reflect how well each alternative a) fulfills the educational program; b) meets the educational goals of Haverhill, and c) reflects the idealized spatial relationships and adjacencies as defined by the District, including the following:

- Classrooms and Science Classrooms grouped in grade-level neighborhoods that retain “small school” culture, each with:
 - Extended learning space
 - Small Group Rooms
 - Special education-related rooms as required by District Program
 - Adjustment Counselors, Student Support Services (Special Educators), and other specialists
- A geometric arrangement of classroom groupings that allow for a clear identity of a grade-level team without full isolation of a team from the others.
- Acoustically separate but visually connected dining experiences in the cafeteria
- Dedicated spaces for PE (regular and adaptive), Music, Art, and Technology
- Special education distributed throughout all grade-level teams to maximize inclusive practices, allow for effective delivery of related services, and employ Universal Design principles
- Spatial relationships to support flexibility, student choice, and interdisciplinary learning:
 - Multi-purpose music room positioned between cafeteria and gymnasium
 - media center in proximity to student dining and technology spaces
 - extended learning in proximity to general classrooms
- Short travel distances and easy wayfinding from general classrooms to specialty areas like Media Center, Art, Music, Gymnasium, and Cafeteria.

- Access to daylighting and views in every instructional space and as many office spaces as possible.

Alternatives that 1) accommodate the entirety of the educational program 2) achieve the desired spatial relationships, 3) provide grade-level groupings, 4) distribute special education spaces throughout the classroom areas, and that 5) provide flexibility to support a variety of differentiated instructional experiences (whole class instruction, small collaborative groups, individual work, project-based learning) scored best in this category.

Alternatives that fail to meet most of the educational program (undersized spaces, missing spaces, or undesirable spatial relationships) and/or fail to meet the guiding design principles (e.g. special education programs not in proximity to grade levels) scored lower in this category. Alternative RO.715-A, the alternative with no associated educational or programmatic improvements, scored poor.

B. Site / Traffic:

Essential Question: How well does the alternative maximize on-site parking, allow for efficient and effective pick-up/drop-off circulation, and maximize green space?

This criterion is intended to differentiate alternatives from one another based on how well each alternative a) supports site circulation; b) supports faculty and event parking; and, c) meets the site features and adjacencies as defined by the District, including the following:

- Separation of site circulation (cars, buses, pedestrians)
- Creates separate circulation patterns for Consentino and Silver Hill Elementary School.
- Emergency vehicle access to be coordinated with public safety requirements
- A paved service yard capable of supporting deliveries in a wide variety of vehicles
- Appropriate number of faculty and staff parking (over and above the current parking associated with Silver Hill Elementary School) near the academic areas of the building and capable of doubling as event parking near public areas of the building (gym & cafeteria). The following parking spaces were used as a design target for each enrollment:
 - 150 spaces (715-student design enrollment)

- 200 spaces (985 student design enrollment)
- 225 spaces (1080-student design enrollment)
- As much usable green space as possible for outdoor learning, physical education, and youth sports (primarily youth soccer)

Alternatives that provide dedicated parent and bus queues, a paved service road, emergency vehicle access, and the desired number of parking spaces per design enrollment without impacting safety, greenspace, and the potential for playfields scored best.

Alternatives that were restricted by the building location and/or site size and that, therefore, forced compromises in parent/bus queuing or other site features scored lower. Alternative RO.715-A, the alternative with limited site improvements, scored poor.

C. Community-Green Space:

Essential Question: To what extent does the alternative create usable green space for extracurricular activities and exterior teaching modalities?

The intent of Haverhill's Public Schools is to design a building that fully supports the idea that schools are both an educational and community-wide investment, capable of supporting activities like athletics, large public meetings, voting, community and/or school performances, and outdoor events like youth sports. This criterion is intended to reflect how well each alternative supports community use with specific site and building amenities and adjacencies as defined by the District.

Alternatives that provide the greatest amount of useable green spaces scored best. Alternatives with less usable green space scored poorest. Desirable, useable green spaces possess the following features:

- Contiguous areas that are more square are preferable to spaces that are narrower
- Green spaces that are adjacent to the building without the need to cross parking, roadways or emergency vehicle access are preferred.
- Green spaces that provide a natural buffer to abutters and/or to the Silver Hill area of the site are preferred.
- Green spaces that are conveniently located relative to parking and the gymnasium are preferred.

D. Enrollment

Essential Question: How well does the alternative meet the current and projected student population requirements? To what extent does the option allow the District to improve facility challenges associated with enrollment in other buildings throughout the District?

This criterion differentiates alternatives by how well they may allow the District to address enrollment challenges in other facilities across the District. In broad terms, alternatives that serve more students scored better than alternatives that serve fewer students. In more concrete terms, this criterion expresses the District's current thinking that all alternatives that serve only 715 students may actually negatively impact enrollment challenges that exist elsewhere in the district as that number is lower than even the current Consentino enrollment. On the upper end, discussions continue about which of the upper two enrollments are preferred. As a result, the scoring of the alternatives serving 985 and 1080 students are closer together as follows:

- Alternatives serving 715 students (Repair and Reno Only) 1
- Alternatives serving 715 students (All others) 2
- Alternatives serving 985 students 4
- Alternatives serving 1080 students 5

E. Construction Logistics (Site):

Essential Question: How disruptive will the alternative be to site access, on-site parking, and efficient and effective pick-up/drop-off site circulation during construction?

This criterion refers to the disruption to the functionality of site circulation and parking during construction. Alternatives that are expected to disrupt or prevent the use of the existing site circulation paths and parking lots score poorest. Alternatives that allow the functionality of the site circulation patterns and parking to continue during construction scored best.

F. Student Impact (Building):

Essential Question: How disruptive will the alternative be to the learning environment, student life, and the experience of all those who use the building/campus during construction?

This criterion refers to the disruption to student learning due to the proximity of construction to the occupied building. Under all alternatives, the District's intent is to keep students on-site with no temporary relocation throughout the project whenever possible. Alternatives' rating in this category reflect a relative sliding scale, where those alternatives that least impact students, teachers, parents from the existing routine scored better. Alternatives where construction activities require students to move into and out of various portions of either renovated or newly constructed spaces and traverse temporary barriers and corridors during construction scored fair. Alternatives where work is phased and students are relocated on a continuous basis, and where proximity of the construction or renovation activity is very close to occupied areas, thereby impacting education and/or the use of existing community athletic fields scored poor.

G. Total Project Cost:

Essential Question: How well does the total project cost align with the City's desire to fund the project without a debt exclusion?

The City of Haverhill has a desire to fund this project without pursuing a debt exclusion vote. This criterion evaluates how close to that desire each alternative is. Alternatives where the total project cost is furthest above the City's funding target scored lowest. Alternatives where the total project cost is furthest below the City's funding target scored highest. It is important to note that this is not a ranking criterion. Alternatives whose costs were similar, scored the same.

PROCESS FOR EVALUATING ALTERNATIVES

Members of the Working Group and the School Building Committee collaborated with the Design Team to identify and define the evaluation criteria. To help expedite the evaluation process, the Design Team performed an initial scoring, reviewed that work with the Working group and the School Building Committee. Committee members discussed all options and their scores on the five-point scale mentioned above. Members of the public were invited to give input and feedback on the alternatives prior to finalizing a short list. After incorporating the input of the community, Members of the Working Group shared the results of the evaluation with members of the School Building Committee. Members of the School Building Committee made commentary and adjustment to the scoring to its final form.

Based on MSBA requirements for selecting alternatives, the School Building Committee recommended the highest scoring alternatives that met those requirements for each design enrollment. The full range of alternatives was presented to the School Building Committee for their recommendation to proceed on selected alternatives. The SBC voted to advance the selected alternatives into the Preferred Schematic Report phase on December 16th, 2021. Members of the School Building Committee authorized the OPM to submit the Preliminary Design Program on January 6th, 2022. Copies of these votes and meeting minutes can be found in the appendix.

EVALUATION RESULTS

Refer to the evaluation criteria matrix and cost comparison chart which are included here on the following page

PROPOSED LIST OF PRELIMINARY ALTERNATIVES

After a thorough evaluation of the Alternatives, the School Building Committee formally recommends the following alternatives for further development in the Preferred Schematic Report in order of design enrollment (not in order of preference):

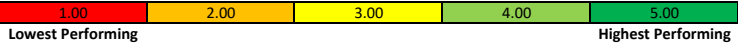
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|-------------|--|---------------------|
| • RO.715-A | 715-Students, Repair Only | \$66.2M - \$70.3M |
| • R.715-A | 715-Students, Renovation Only | \$90.9M - \$96.5M |
| • N.715-A | 715-Students, New Construction (Bar) | \$127.4M - \$135.3M |
| • AR.985-C | 985-Students, Renovation/Addition (4-story) | \$165.1M - \$175.3M |
| • N.985-A | 985-Students, New Construction (Bar) | \$163.9M - \$174M |
| • AR.1080-C | 1080-Students, Renovation/Addition (4-story) | \$175.8M - \$186.7M |
| • N.1080-A | 1080-Students, New Construction (Bar) | \$174.2M - \$185M |

Consentino Middle School Evaluation Criteria

12.21.2021

12.21.2021			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
type			RO.715-A	R.715-A	AR.715-A	AR.715-C	N.715-A	N.715-B	N.715-C	AR.985-A	AR.985-B	AR.985-C	N.985-A	N.985-B	N.985-C	AR.1080-A	AR.1080-B	AR.1080-C	N.1080-A	N.1080-B	N.1080-C	
			Repair Only	Reno Only	Add-Reno	Add-Reno	New	New	New	Add-Reno	Add-Reno	Add-Reno	New	New	New	Add-Reno	Add-Reno	Add-Reno	New	New	New	
Enrollment			715	715	715	715	715	715	715	985	985	985	985	985	985	1080	1080	1080	1080	1080	1080	
A	Education	40%	1.00	2.00	3.00	4.00	5.00	5.00	4.00	3.00	3.00	4.00	5.00	4.00	4.00	3.00	3.00	4.00	5.00	4.00	4.00	
B	Site / Traffic	4%	1.50	4.50	4.50	4.50	5.00	4.00	4.00	1.50	1.50	4.00	4.00	3.50	3.50	1.00	1.00	3.50	4.50	4.00	3.50	
C	Community-Green Space	3%	2.00	3.00	4.00	4.50	5.00	4.50	3.00	3.00	3.50	4.50	5.00	5.00	3.00	3.00	3.50	4.50	5.00	5.00	3.00	
D	Enrollment	8%	1.00	1.00	2.00	2.00	2.00	2.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	5.00	5.00	5.00	5.00	5.00	5.00	
E	Contruction Logistics (site)	5%	1.00	1.00	2.00	3.00	5.00	4.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50	
F	Student Impact (Bldg)	10%	1.00	1.00	2.00	3.00	5.00	5.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50	
G	Total Project Cost	30%	5.00	4.00	3.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	
100%																						
Total Gross SF			114,000	114,000	160,682	160,683	160,684	160,685	160,686	215,252	215,253	215,254	215,255	215,256	215,257	224,790	224,791	224,792	224,793	224,794	224,795	
Construction Cost/ SF			\$460	\$631	\$593	\$620	\$647	\$662	\$668	\$592	\$586	\$607	\$622	\$640	\$633	\$606	\$597	\$619	\$633	\$647	\$645	
Soft Costs Percentage*			30%	30%	30%	30%	26%	26%	26%	30%	30%	30%	26%	26%	26%	30%	30%	30%	26%	26%	26%	
TOTAL Project Cost**			In Millions	\$66.2M - \$70.3M	\$90.9M - \$96.5M	\$120.5M - \$127.9M	\$125.8M - \$133.6M	\$127.4M - \$135.3M	\$130.2M - \$138.2M	\$131.5M - \$139.6M	\$161M - \$170.9M	\$159.5M - \$169.3M	\$165.1M - \$175.3M	\$163.9M - \$174M	\$168.6M - \$179.1M	\$166.9M - \$177.3M	\$172.1M - \$182.8M	\$169.4M - \$179.9M	\$175.8M - \$186.7M	\$174.2M - \$185M	\$178.2M - \$189.3M	\$177.5M - \$188.5M
Category Midpoint			RO.715-A \$68.3	R.715-A \$93.7	AR.715 \$127M		N.715 \$133.5M			AR.985 \$167.4M			N.985 \$171.5M			AR.1080 \$178.1M			N.1080 \$181.8M			
			45 Required Short List 19th	50 Required Short List 16th	57 13th	69 7th	83 Suggested Short List 1st	81 2nd	72 5th	54 15th	55 14th	65 Suggested Short List 10th	80 Suggested Short List 3rd	71 6th	69 7th	50 16th	50 16th	61 Suggested Short List 12th	76 Suggested Short List 4th	67 9th	64 11th	

Soft Costs		
	AR / RO (CMR)	New (GC)
Construciton Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.		
	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%



** Assumes CM@ Risk for all Repair, Renovation, and Renovation/Addition Alternatives. Assumes Design Bid Build for all New Construction alternatives.

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