AGENDA

- District Capacity Analysis
- Preferred Schematic Report (PSR) Options Review
- Criteria and Goals
- Project Costs
- Next Steps
<table>
<thead>
<tr>
<th>School Name</th>
<th>Gross Area (sq ft)</th>
<th>Required Area Δ (sq ft)</th>
<th>Core Classrooms Δ</th>
<th>Space Deficiencies Qualifiers</th>
<th>Parking Capacity</th>
<th>Fields</th>
<th>Septic/Sewer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing High School (1960-70) 9-12</td>
<td>197,377 gsf</td>
<td>(20,000)*</td>
<td>46 Δ=9</td>
<td>Refer to Building Due-diligence Report and Building Survey Presentation on 4/22/13</td>
<td>+/- 425</td>
<td>1 track &amp; football field with stadium seating, 1 baseball field, 1 softball field, 4 soccer/lacrosse/practice fields</td>
<td>On-Site Septic Systems</td>
</tr>
<tr>
<td>Peter Fitzpatrick (1938) Leased by SPED Collaborative</td>
<td>80,442 gsf</td>
<td>(114,558)</td>
<td>33 Δ=(4)</td>
<td>All auxiliary spaces vastly undersized Art @ 31% &amp; Music @ 18% of MSBA Gym @ 26% &amp; Library @ 37% of MSBA</td>
<td>+/- 140</td>
<td>1 informal field</td>
<td>Town sewer</td>
</tr>
<tr>
<td>Varnum Brook (1977) K-4</td>
<td>136,047 gsf</td>
<td>(58,953)</td>
<td>31 Δ=(6)</td>
<td>All auxiliary spaces undersized (except cafeteria) Auditorium @37% of MSBA Library @ 56% of MSBA</td>
<td>+/- 165</td>
<td>6 tennis courts, 6 gen. playfields, 3 basketball courts, 5 baseball/softball</td>
<td>Town sewer</td>
</tr>
<tr>
<td>Squannacook (1989) Pre-K</td>
<td>58,400 gsf</td>
<td>(136,600)</td>
<td>19 Δ=(18)</td>
<td>All auxiliary spaces undersized No Auditorium</td>
<td>+/- 180</td>
<td>6 tennis courts, 1 baseball, 1 softball, 3 playfields</td>
<td>Closing down treatment plant New septic system</td>
</tr>
<tr>
<td>Nissitissit (2002) 5-8</td>
<td>127,577 gsf</td>
<td>(67,423)</td>
<td>37 Δ=(0)</td>
<td>Art @ 69% of MSBA SPED @ 40% of MSBA GYM @ 67% + Auditorium @ 54% of MSBA</td>
<td>+/- 312</td>
<td>1 Baseball Field, 4 Soccer Fields</td>
<td>Town sewer</td>
</tr>
</tbody>
</table>
EXISTING DISTRICT BUILDING REUSE AS HIGH SCHOOL IS INFEASIBLE DUE TO:

- No district building is large enough to accommodate a comprehensive HS program without significant upgrades.
- Splitting HS program (Freshman academy or 11th and 12th grade building) is detrimental and inefficient both educationally and cost/operationally.
- No site can support the required upgraded/expanded building, parking and the athletic fields component of the HS.
- Each building will require substantial additions and renovations.

Conclusions
EXISTING DISTRICT BUILDING REUSE AS HIGH SCHOOL IS INFEASIBLE DUE TO:

- All existing facilities have small gymnasiums, and lack sufficient auditorium space which do not meet the current space guidelines required for a HS
- Lack of adequate science and technology space and undersized cafeterias, corridors and utility spaces
- Central location in Townsend is critical due to extensive travel required for students, parents and community stakeholders to get these locations
OTHER PROGRAMS TO CONSIDER?

- Central Administration
- Culinary Arts Program
- Community Uses for NMRHS
- Maintenance Facility
- Teen Center
CONCEPTUAL OPTIONS REVIEWED

Option 1

Option 2a

Option 2b

Option 2c

Option 3a

Option 3b

Option 3c
Option 2b.2 - Floor Plan
Addition / Renovation
Option 2b.2 - Site

Addition / Renovation
ADD/RENOVATION OPTION 2B.2

Pros and Cons

**PROS (BUILDING)**
- Moderate ability to close off non-public areas
- Admin is at hub of activity
- Improved organization (STEM Wing)

**PROS (SITE)**
- Main entry is close to main parking area
- Opportunity for public plaza
- Separate bus/parent drop-offs

**CONS (BUILDING)**
- Higher cost than new building (no WWTP)
- Challenging phasing and distribution
- 50% of classrooms are older wing

**CONS (SITE)**
- Main entrance faces away from Rt.119
- No Admin oversight at bus drop-off

- Existing Building 197,377 gsf
- Proposed 195,627 gsf
- MSBA Guidelines 175,740 gsf
CONCEPTUAL OPTIONS REVIEWED

Option 1

Option 2a

Option 2b

Option 2c

Option 3a

Option 3b

Option 3c

SMMA
Option 3a

Full Educational Program - New Construction
Option 3b
Full Educational Program - New Construction
Option 3b.2 – Floor Plan
Full Educational Program - New Construction
Option 3b.2 – Site Plan

Full Educational Program - New Construction
NEW BUILDING OPTION 3B.2

- Existing Building 197,377 gsf
- New Building 192,005 gsf
- MSBA Guidelines 175,740 gsf

**PROS (BUILDING)**
- Meets full educational program
- Revised location avoids need for temporary trailers; No Demo Required
- Less expensive than renovation

**PROS (SITE)**
- Renovates in place track and field complex (minimized costs and impact on athletics)
- Strong presence along Rt.119
- Set back from both roads and associated noise
- Creates comprehensive site circulation layout

**CONS (SITE)**
- Interferes with existing septic
- Backs onto trees (loss of trees)
- Existing athletic layout remains as is (5 lane track)

---

Pros and Cons
CONCEPTUAL OPTIONS SCHEDULE

Option 1
+4 years
Fall 2017

Option 2a
3 years
Spring 2018*

Option 2b
3 years
Spring 2018*

Option 2b.1
3 years
Spring 2018*

Option 2c
3.5 years
Fall 2018*

Option 3a
2.8 years
Spring 2017*

Option 3b
3.2 years
Fall 2017*

Option 3b.2
3.2 years
Fall 2017*

Option 3c
2.8 years
Spring 2017*

Preliminary Design Program (PDP)
*Assumes start of construction March 2015
• Demolition of 4500 sf of maintenance garage and administration building added to all options except Option 1 ($22,500).
• Waste water treatment plant removed from new options ($3 million).
• NOTE these revisions are not an official estimate, but rather reflects SMMA approximation of revision impacts.

### Revised Options to be presented in PSR

<table>
<thead>
<tr>
<th>Option</th>
<th>Project Cost</th>
<th>Construction Cost</th>
<th>Soft Cost</th>
<th>Comment</th>
<th>ECC cost/SF</th>
<th>Project Cost/SF</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$38,455,942.50</td>
<td>$30,764,754.00</td>
<td>7,691,189</td>
<td>No Ed Program Changes; Code Upgrade; No addition</td>
<td>$156/sf</td>
<td>$195/sf</td>
<td>197,377 sf</td>
</tr>
<tr>
<td>2B.1</td>
<td>$102,181,508.75</td>
<td>$81,745,207.00</td>
<td>20,436,302</td>
<td>Full Ed Program; 78,400 sq.ft. Addition; 84,677 sq.ft. demolition; Full Renovation</td>
<td>$418/sf</td>
<td>$522/sf</td>
<td>195,600 sf</td>
</tr>
<tr>
<td>2B.2</td>
<td>$102,181,509.00</td>
<td>$81,745,207.00</td>
<td>20,436,302</td>
<td>Full Ed Program; 78,400 sq.ft. Addition; 84,677 sq.ft. demolition; Full Renovation</td>
<td>$418/sf</td>
<td>$522/sf</td>
<td>195,600 sf</td>
</tr>
<tr>
<td>2C</td>
<td>$101,817,968.75</td>
<td>$81,454,375.00</td>
<td>20,363,594</td>
<td>Full Ed Program; No Addition; 4,500 sf Demolition; Full Renovation</td>
<td>$413/sf</td>
<td>$516/sf</td>
<td>197,377 sf</td>
</tr>
<tr>
<td>3B.2</td>
<td>$101,280,545.00</td>
<td>$81,024,436.00</td>
<td>20,256,109</td>
<td>Full Ed Program; 192,005,000 sq.ft. New Building, 4,500 sf Demolition</td>
<td>$422/sf</td>
<td>$527/sf</td>
<td>192,005 sf</td>
</tr>
</tbody>
</table>

---

### Conceptual Estimates

*MSBA Reimbursement 57% – 64%*
NEXT STEPS

- Meet with the MSBA – Agree on Program Size, Approval of PDP
- Refine Options – Size, Costs, Schedule
- Ongoing Meetings with Building Committee and Community
- Develop PSR – Preferred Schematic Report
- MSBA facility advisory study committee 6/26/13 or 7/10/13
- MSBA board meeting to approve preferred schematic 7/31/13
UPCOMING MEETINGS

- June 3rd – Building Committee Meeting at North Middlesex Regional HS
  Preferred Option Ranking
- June 3rd – Community Meeting
- June 6th (TBD) – Joint meeting of the BC, School Com, Selectman Boards and Fin Com
- June 13th – Submit PSR
- June 17th – Building Committee Meeting at Nissitissit Middle School
- June 17th – Community Meeting
Thank you