AGENDA

01 Program Review
02 Existing Sites
03 Options
04 Cost Estimate
EAST MIDDLE SCHOOL
01 PROGRAM REVIEW

Middle School Program based on Mount Airy MS + BEST Program

Proposed School Size: 123,088 Square Feet

Elementary School Program based on Ebb Valley ES + BEST Program

Proposed School Size: 78,419 Square Feet

Site Amenities

- Parking
- Bus Loop
- BEST Bus Parking
- Parent Drop-Off Loop
- Play Fields/Playgrounds (Early Childhood, Elementary & BEST playgrounds)
EAST MIDDLE SCHOOL

02 EXISTING SITES

2 SCHOOL SITES

• Middle School Renovation/Addition

• 2-Story Middle School

• K-8 Campus (2-Story Middle School & 1-Story Elementary School)
EAST MIDDLE SCHOOL
03 OPTIONS

5 Options were studied:

Option A: Renovation/Addition

Option B: Replacement Middle School on East Middle School Site

Option C: Replacement Middle School and New Elementary School (K-8) on East Middle School Site

Option D: Replacement Middle School on Friendship Valley Elementary School Site

Option E: Replacement Middle School and New Elementary School (K-8) on Friendship Valley Elementary School Site
EAST MIDDLE SCHOOL
03 OPTIONS

OPTION A: EAST MIDDLE SCHOOL SITE - MIDDLE SCHOOL ADDITION/RENOVATION
EAST MIDDLE SCHOOL
03 OPTIONS

OPTION A: EAST MIDDLE SCHOOL SITE – MIDDLE SCHOOL ADDITION/RENOVATION

PROS

• Improved site circulation
• Least impact to existing site
• BEST program is connected to school

CONS

• Longest Construction Duration
• Most Expensive Middle School Option
• High phasing costs/ multiple relocatable classrooms for swing space
• Largest Impact to School Occupants
• Largest square footage- Inefficient plan fitting program into 80+ year old building

• Loss of play fields during construction
• Least Energy Efficient Option
• Existing Wood Roof Deck will be limiting for new roof top equipment and Code related fireproofing

SECTION THROUGH ORIGINAL BUILDING & ADDITION

Note: Levels Do Not Align

1950 ADDITION

ORIGINAL BUILDING
EAST MIDDLE SCHOOL
03 OPTIONS

OPTION B: EAST MIDDLE SCHOOL SITE – NEW 2-STORY MIDDLE SCHOOL
PROS

- Improved site circulation
- Energy efficient building
- Functional adjacencies are optimized
- Existing building remains operational during construction

CONS

- Loss of play fields during construction
- Moderate impact on school operations (site use is limited during construction)
- New bus loop cannot be constructed until existing building is demolished
- Additional costs for site phasing
EAST MIDDLE SCHOOL
03 OPTIONS
OPTION C: EAST MIDDLE SCHOOL SITE – NEW MIDDLE SCHOOL & ELEMENTARY SCHOOL
**EAST MIDDLE SCHOOL**

**03 OPTIONS**

**OPTION C: EAST MIDDLE SCHOOL SITE – NEW MIDDLE SCHOOL & ELEMENTARY SCHOOL**

<table>
<thead>
<tr>
<th>PROS</th>
<th>CONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Improved site circulation</td>
<td>• Most Expensive Option</td>
</tr>
<tr>
<td>• Energy efficient buildings</td>
<td>• Longest Project Duration</td>
</tr>
<tr>
<td>• Functional adjacencies are optimized</td>
<td>• Most impact to the existing site</td>
</tr>
<tr>
<td>• Existing building remains operational during construction</td>
<td>• Loss of play fields during construction</td>
</tr>
<tr>
<td>• Existing building remains operational during construction</td>
<td>• Two buildings cannot be constructed at the same time due to existing school</td>
</tr>
<tr>
<td>• Limited site area upon project completion for the required playfields and playgrounds needed to serve elementary school, middle school, and 2 BEST programs</td>
<td>• Limited area on site for required reforestation</td>
</tr>
</tbody>
</table>

**Additional Considerations**

*Option would leave require redistricting for Westminster Area elementary schools, and leave the William Winchester Elementary building vacant*
EAST MIDDLE SCHOOL

03 OPTIONS

OPTION D: FRIENDSHIP ELEMENTARY SCHOOL SITE – NEW 2-STORY MIDDLE SCHOOL
EAST MIDDLE SCHOOL
03 OPTIONS
OPTION D: FRIENDSHIP ELEMENTARY SCHOOL SITE – NEW 2-STORY MIDDLE SCHOOL

PROS
• Lowest Cost Option
• Shortest construction duration
• No phasing costs
• Utilizes existing building pad
• Energy efficient building
• Functional adjacencies are optimized
• Existing East Middle School building remains operational during construction
• Minimal impact to FVES during construction
• Existing Stormwater management facility has room for expansion

CONS
• Loss of some Recreation & Parks playfields during and after construction (however, FVES playfields are not affected)
• Increase of impervious area on site
• Redistricting would be required
• Impact on Transportation

Additional Considerations
*Option would require Middle School redistricting, and leave the East Middle building vacant
EAST MIDDLE SCHOOL
03 OPTIONS
OPTION E: FRIENDSHIP ELEMENTARY SCHOOL SITE – NEW MIDDLE SCHOOL & ELEMENTARY SCHOOL
EAST MIDDLE SCHOOL

03 OPTIONS

OPTION E: FRIENDSHIP ELEMENTARY SCHOOL SITE – NEW K-8 SCHOOL

<table>
<thead>
<tr>
<th>PROS</th>
<th>CONS</th>
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<tbody>
<tr>
<td>• Energy efficient buildings</td>
<td>• Second most costly option</td>
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<tr>
<td>• Functional adjacencies are optimized</td>
<td>• Most impact to the existing FVES site</td>
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<tr>
<td>• Existing East Middle School building remains operational during construction</td>
<td>• Loss of Recreation &amp; Parks playfields during construction</td>
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<td></td>
<td>• Loss of Recreation &amp; Parks playfields permanently when project is complete</td>
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<td></td>
<td>• Limited site area upon project completion for the required playfields and playgrounds needed to serve 2 elementary schools, middle school, and 2 BEST programs</td>
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<tr>
<td></td>
<td>• Access from the new elementary school to the playfields is awkward and requires a long walk</td>
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<td></td>
<td>• Large increase of impervious area will require more stormwater management on site</td>
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<td></td>
<td>• Limited area on site for required reforestation</td>
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<td></td>
<td>• Increased traffic for arrival &amp; dismissal of 3 schools &amp; may require offsite road improvements</td>
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</tbody>
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Additional Considerations

*Option would require Middle School and Elementary School redistricting, and leave the East Middle and William Winchester Elementary buildings vacant
<table>
<thead>
<tr>
<th>Pros/Cons</th>
<th>OPTION A</th>
<th>OPTION B</th>
<th>OPTION C</th>
<th>OPTION D</th>
<th>OPTION E</th>
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</thead>
<tbody>
<tr>
<td>Adequate Space for Playfields &amp; Playgrounds</td>
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<tr>
<td>BEST Program is Connected to School</td>
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<tr>
<td>Building Energy Efficiency</td>
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<td>Building Size Efficiency/ Functional Relationships</td>
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<td>Construction Cost</td>
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<td>Construction Duration</td>
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<tr>
<td>Impact to Building Occupants</td>
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<tr>
<td>Impact to Site During Construction</td>
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<tr>
<td>Loss of Playfields During/After Construction</td>
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<tr>
<td>Phasing Costs</td>
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<td>Reforestation Impact to Site</td>
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<td>Site Circulation Improvement/Traffic Increase</td>
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<td>Stormwater Management Increase</td>
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<td>OPTION A</td>
<td>OPTION B</td>
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<td><strong>RENOVATION/ADDITION</strong></td>
<td><strong>2-STORY MIDDLE SCHOOL EMS SITE</strong></td>
<td><strong>2-STORY MIDDLE &amp; 1-STORY ELEMENTARY SCHOOLS EMS SITE</strong></td>
<td><strong>2-STORY MIDDLE SCHOOL FVES SITE</strong></td>
<td><strong>2-STORY MIDDLE &amp; 1-STORY ELEMENTARY SCHOOLS FVES SITE</strong></td>
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<tr>
<td><strong>Construction</strong></td>
<td>$35,294,490*</td>
<td>$38,978,576</td>
<td>$62,661,114</td>
<td>$37,172,576</td>
<td>$60,855,114</td>
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<td><strong>Site</strong></td>
<td>$7,556,998</td>
<td>$7,139,104</td>
<td>$11,687,406</td>
<td>$7,139,104</td>
<td>$11,687,406</td>
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<td><strong>Phasing Costs</strong></td>
<td>$5,294,174</td>
<td>$1,559,143</td>
<td>$3,133,056</td>
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<td><strong>Design</strong></td>
<td>$3,428,040</td>
<td>$3,228,238</td>
<td>$5,204,396</td>
<td>$3,101,818</td>
<td>$5,077,976</td>
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<td><strong>FF&amp;E</strong></td>
<td>$2,999,535</td>
<td>$3,228,238</td>
<td>$5,204,396</td>
<td>$3,101,818</td>
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<td><strong>Owner Contingency</strong></td>
<td>$1,285,515</td>
<td>$1,383,530</td>
<td>$2,230,456</td>
<td>$1,329,350</td>
<td>$2,176,276</td>
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<td><strong>Escalation (2 years)</strong></td>
<td>$4,468,621</td>
<td>$4,441,346</td>
<td>$7,209,666</td>
<td>$4,147,573</td>
<td>$6,789,980</td>
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<td><strong>TOTAL</strong></td>
<td>$60,326,382</td>
<td>$59,958,175</td>
<td>$97,330,490</td>
<td>$55,992,239</td>
<td>$91,664,728</td>
</tr>
</tbody>
</table>

*ADA/Code Upgrades Only $4,500,000
*M MEP System Upgrades / Roof / Windows Only $18,000,000

(No Instructional Improvements)
Questions ?