



LHS BUILDING PROJECT

School Building Committee Meeting
30 September 2009



Option 1 - Renovation

- **Option 1A - Systems Renovation and Code Compliance**
- **Option 1B - Renovation**

Option 2 - Varying Degrees of Renovation / Demolition / Addition

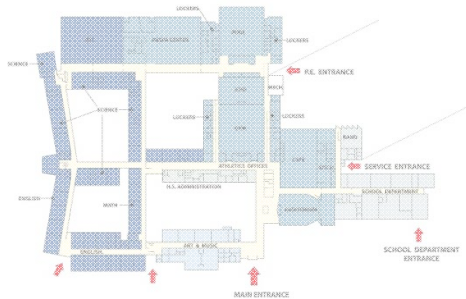
- **Option 2A.1 - Renovation / Demolition / Addition**
(New Classroom Wing; Elimination of Two Courtyards)
- **Option 2A.2 - Renovation / Demolition / Addition**
(New Classroom Wing; Elimination of Two Courtyards, Media Center Located in Third Courtyard)
- **Option 2B - Renovation / Demolition / Addition**
(Retain 1971 Building; New Addition with Classroom and Primary Core Spaces)

Option 3 - All New Construction

- **Option 3A - New Construction**
(New Building Located Adjacent to Existing Building)
- **Option 3B - Model School**
(Located Across Bliss Road)

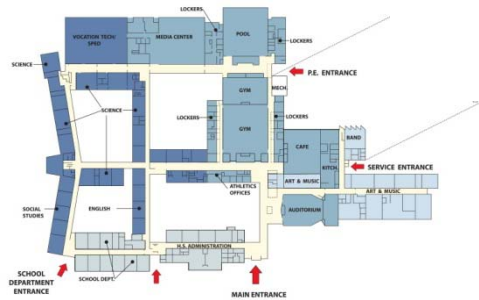
Option 4 - No Build

Summary of Renovation Options



OPTION 1A

- Does not address educational goals
- Does not address community goals
- Long construction duration
- Low building construction costs
- High cost for operations and ongoing maintenance
- High temporary building construction costs
- Low constructability costs



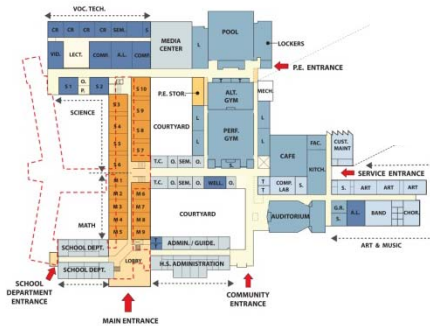
OPTION 1B

- Addresses some educational goals
- Addresses some community goals
- Exceptionally long construction duration
- Average building construction costs
- Average cost for operations and ongoing maintenance
- High temporary building construction costs
- Low constructability costs

Summary of Renovation/Demolition/Add Options

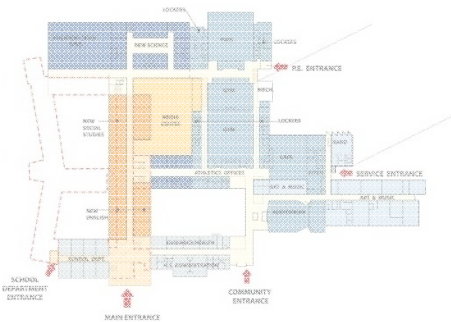
OPTION 2A.1

- Addresses much of the educational goals
- Addresses much of the community goals
- Average construction duration
- Lower cost for operations and ongoing maintenance
- Lower temporary building construction costs
- Average constructability costs



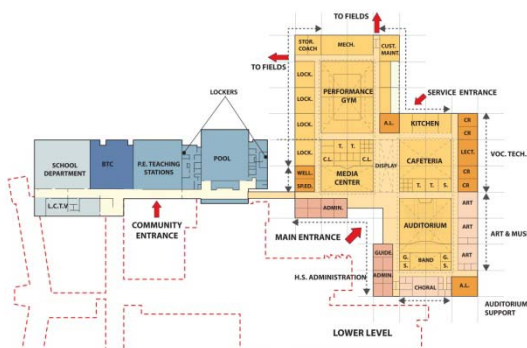
OPTION 2A.2

- Addresses much of the educational goals
- Addresses much of the community goals
- Average construction duration
- Lower cost for operations and ongoing maintenance
- Lower temporary building construction costs
- Higher constructability costs

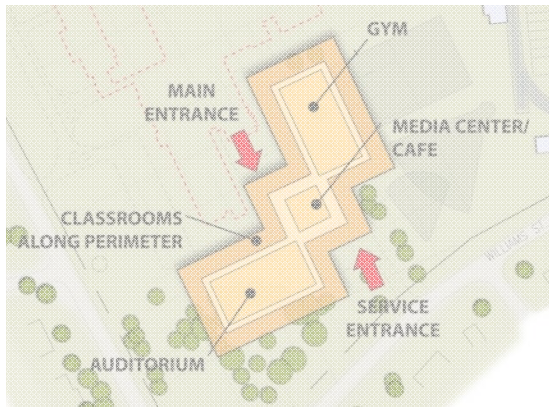


OPTION 2B

- Addresses the majority of the educational goals
- Addresses the majority of the community goals
- Shorter construction duration
- Lower cost for operations and ongoing maintenance
- Minimal temporary building construction costs
- Low constructability costs

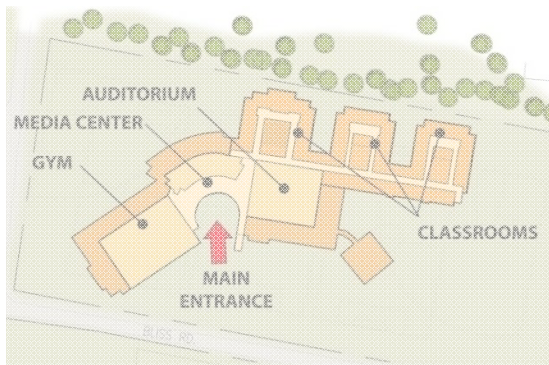


Summary of New Construction Options



OPTION 3A

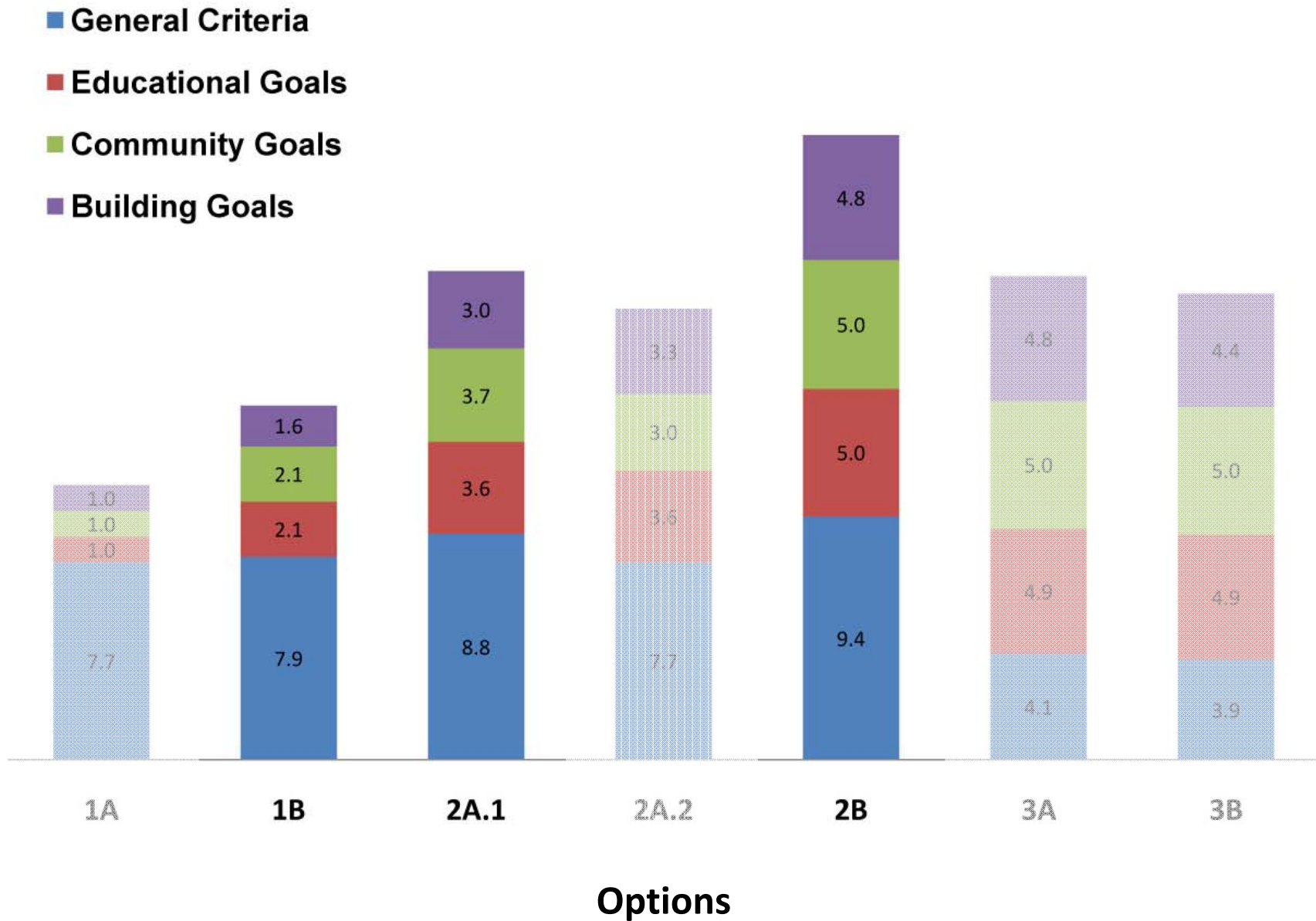
- Addresses some of the educational goals
- Addresses some of the community goals
- Shorter construction duration
- Lower cost for operations and ongoing maintenance
- Minimal temporary building construction costs
- Low constructability costs



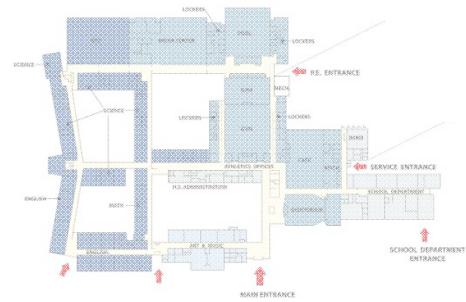
OPTION 3B

- Addresses some of the educational goals
- Addresses some of the community goals
- Shorter construction duration
- Lower cost for operations and ongoing maintenance
- Minimal temporary building construction costs
- Low constructability costs

Ranking of Development Options



Summary of Options



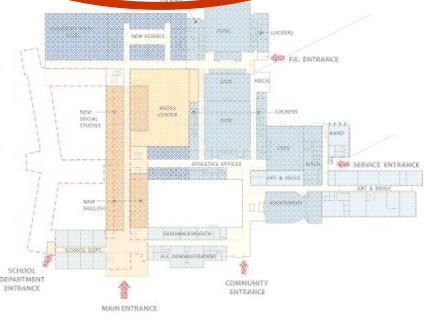
OPTION 1A



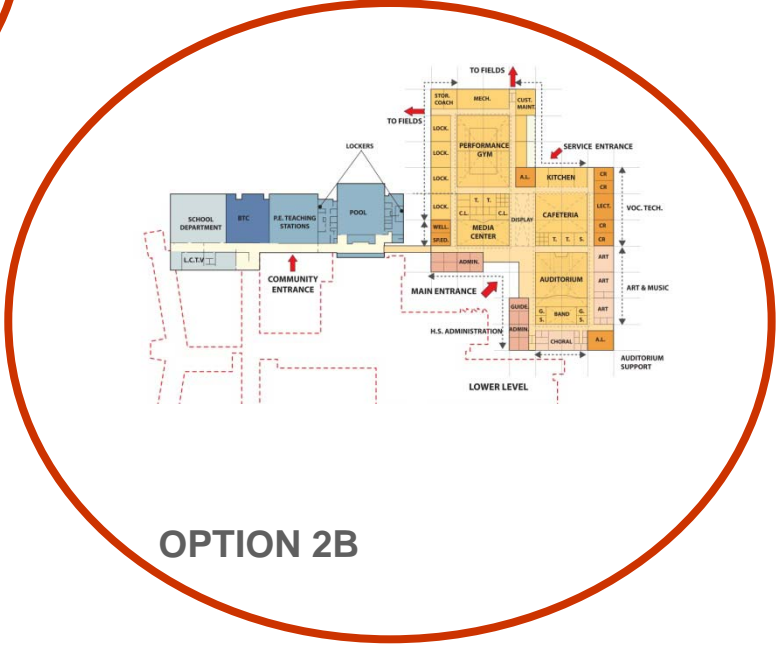
OPTION 1B



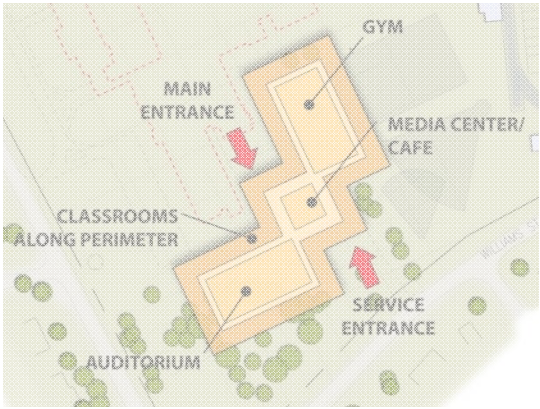
OPTION 2A.1



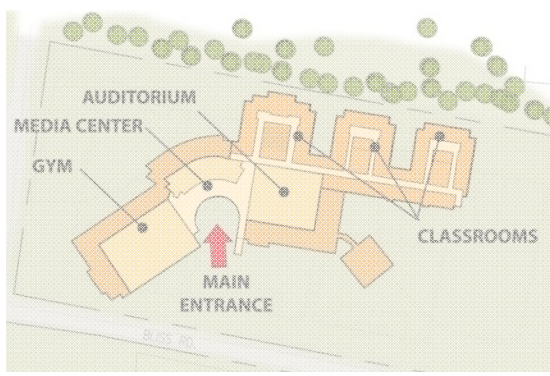
OPTION 2A.2



OPTION 2B



OPTION 3A



OPTION 3B

Summary of Programmatic Gains

	Option 1B	Option 2A-1	Option 2B
Proposed Square Footage	248,500	234,000	240,000
Construction Duration (months)	54	42	27
Estimated School Opening of Final Project	Jan-2016	Jan-2015	Sep-2013

Programmatic Differences

Size of Gymnasium	8,000 SF *	8,000 SF *	12,500 SF
Size of Auditorium	615 seats *	615 seats *	667, plus 200+ balcony potential
Stage Size	1,726 SF	1,726 SF	2,250 SF
Fly Space	No	No	Yes
Fitness and Weight Rooms	in basement	in basement	in 1971 wing
Courtyards	4	2	0

Functional Differences

Reflects Educational Visioning Diagram	Poor	Fair	Good
Classroom Framework for Team Teaching	Poor	Fair	Good
Meets Learning Standards for the 21st Century	Poor	Fair	Good
Meets MSBA Standards for space requirements	Poor	Fair	Good
Clear Community Separation	Poor	Fair	Good
Centrally located Media Center	Poor	Poor	Good
Operational Efficiency	Poor	Poor	Good
Maintenance Efficiency	Poor	Poor	Good

* There will be reduced seating capacity for ADA Renovations, which is undetermined at this time.

Summary of Costs

	Option 1B	Option 2A-1	Option 2B
Proposed Square Footage	248,500	234,000	240,000
Construction Duration (months)	54	42	27
Estimated Completion Opening Date	Jan-2016	Jan-2015	Sep-2013

TOTAL PROJECT COST SUMMARY

Construction Costs:

A	Substructure	10,000	756,000	1,880,000
B	Shell	4,410,000	7,487,000	11,504,000
C	Interiors	8,834,000	8,400,000	8,752,000
D	Services	15,780,000	14,870,000	15,100,000
E	Equipment & Furnishings	4,476,000	4,512,000	4,896,000
F	Special Construction / Demolition	5,912,000	4,816,000	2,672,000
G	Sitework	2,609,000	3,042,000	3,720,000
	General Conditions	6,092,000	5,157,000	4,074,000
	Escalation	6,040,000	5,351,000	4,877,000
	Estimating Contingency	8,115,000	7,284,000	6,320,000
Subtotal Total Construction Costs		62,278,000	61,675,000	63,795,000
Construction Costs/Sqaure Foot		251	264	266

Indirect Costs:

	Soft Costs (20% of total construction)	12,455,600	12,335,000	12,759,000
	Construction Contingency	6,227,800	4,625,625	3,189,750
	(Percentage of total construction)	10.0%	7.5%	5.0%
	Owner's Contingency (1% of total project cost)	817,000	794,000	805,000
Subtotal Indirect Costs		19,500,400	17,754,625	16,753,750

Total Project Costs	81,778,651	79,429,889	80,549,016
Project Costs/Square Foot	329	339	336

Summary of Costs

	Option 1B	Option 2A-1	Option 2B
Proposed Square Footage	248,500	234,000	240,000
Construction Duration (months)	54	42	27
Estimated Completion Opening Date	Jan-2016	Jan-2015	Sep-2013

TOWN SHARE SUMMARY

Total Project Costs	81,778,651	79,429,889	80,549,016
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MSBA Ineligible Costs:

Modulars	(3,056,000)	(1,875,000)	-
Pool & Lockers	(2,220,000)	(2,220,000)	(2,220,000)
Central Administration	(1,075,000)	(903,125)	(903,125)
Other 1971 addition components			(5,702,743)
Hazmat (VAT)	(150,000)	(150,000)	(150,000)

Subtotal Ineligible Costs	(6,501,000)	(5,148,125)	(8,975,868)
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Basis for MSBA Grant	75,277,651	74,281,764	71,573,148
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MSBA Reimbursable Rate

Base Rate	47.84%	47.84%	47.84%
Green Building	2.00%	2.00%	2.00%
Maintenance	1.00%	1.00%	1.00%
Renovation	4.00%	3.00%	0.00%

Final MSBA Reimbursement Rate	54.84%	53.84%	50.84%
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Grant	41,282,264	39,993,302	36,387,788
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Town Share *	40,496,387	39,436,587	44,161,227
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Effective Reimbursement Rate	50.48%	50.35%	45.17%
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* This cost estimate is for comparison purposes only. Actual town share will be calculated during the schematic design phase.

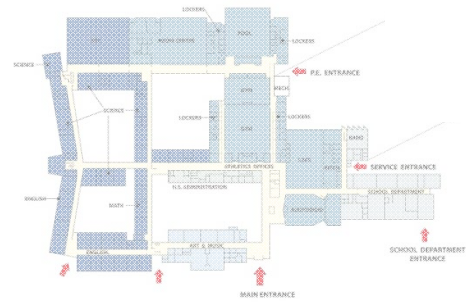
Estimated Annual Cost per Homeowner

	Option 1B	Option 2A-1	Option 2B
Proposed Square Footage	248,500	234,000	240,000
Construction Duration (months)	54	42	27
Estimated Completion Opening Date	Jan-2016	Jan-2015	Sep-2013
Effect on Tax Rate	0.92	0.90	1.01
Assessed Value of Home	Added Annual Tax Impact		
\$100,000	\$ 92.18	\$ 89.77	\$ 100.52
\$370,000	\$ 341.06	\$ 332.13	\$ 371.92
\$500,000	\$ 460.89	\$ 448.83	\$ 502.60

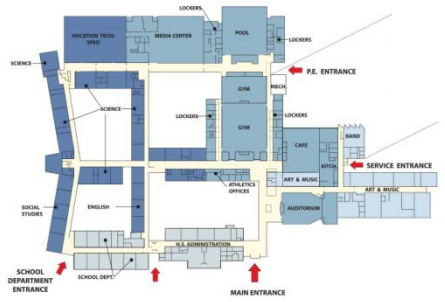
Note:

1. Based on FY 2009 valuation
2. For each \$1,000,000 in local share, the cost is \$2.30 per \$100,000 of assessed value

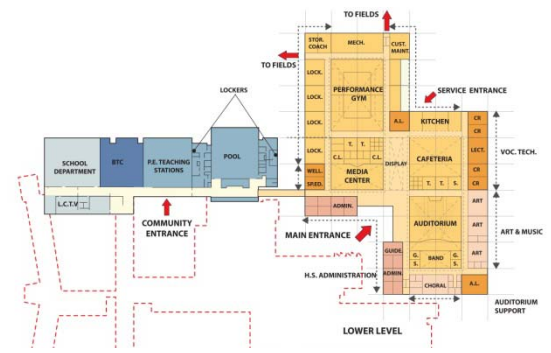
Summary of Options



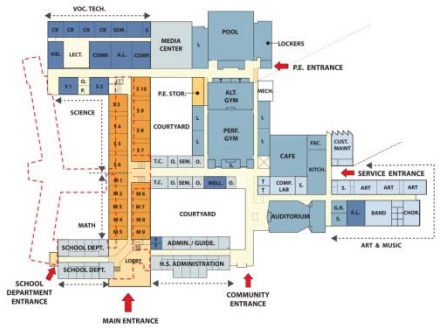
OPTION 1A



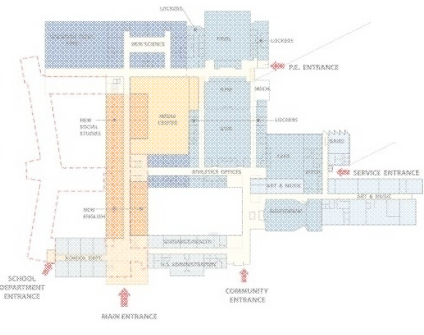
OPTION 1B



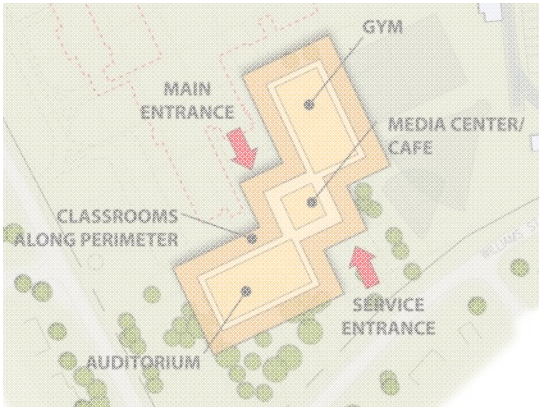
OPTION 2B



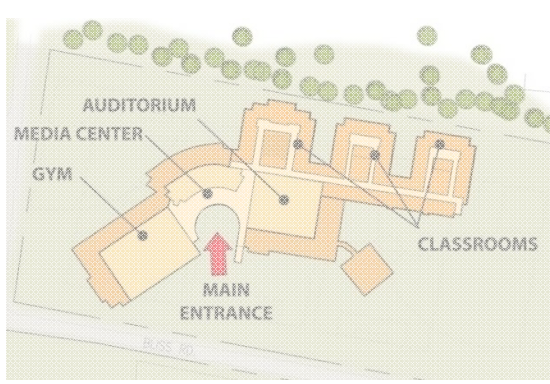
OPTION 2A.1



OPTION 2A.2



OPTION 3A



OPTION 3B



Visitor's Comments