EASTERN MIDDLE SCHOOL FEASIBILITY STUDY

Community Engagement Meeting No. 3

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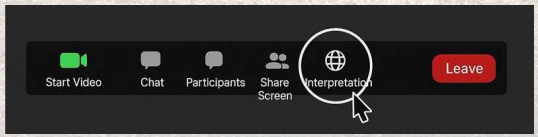

April 29, 2025 at 7:00pm

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FOUR STEP PROCESS

Step 2: Concept Design

Community Engagement Meeting #1 — **March 4, 2025 at 7pm**
Information gathering and evaluation meeting

Community Engagement Meeting #2 — **March 24, 2025 at 3pm**
Concept Design Meeting

Community Engagement Meeting #3 (Virtual) — **April 29, 2025 at 7pm**
Developed plan option review meeting

Community Engagement Meeting #4 (Virtual) — **May 28, 2025 at 7pm**
Review of final options
Evaluation of results, development of pro's and con's

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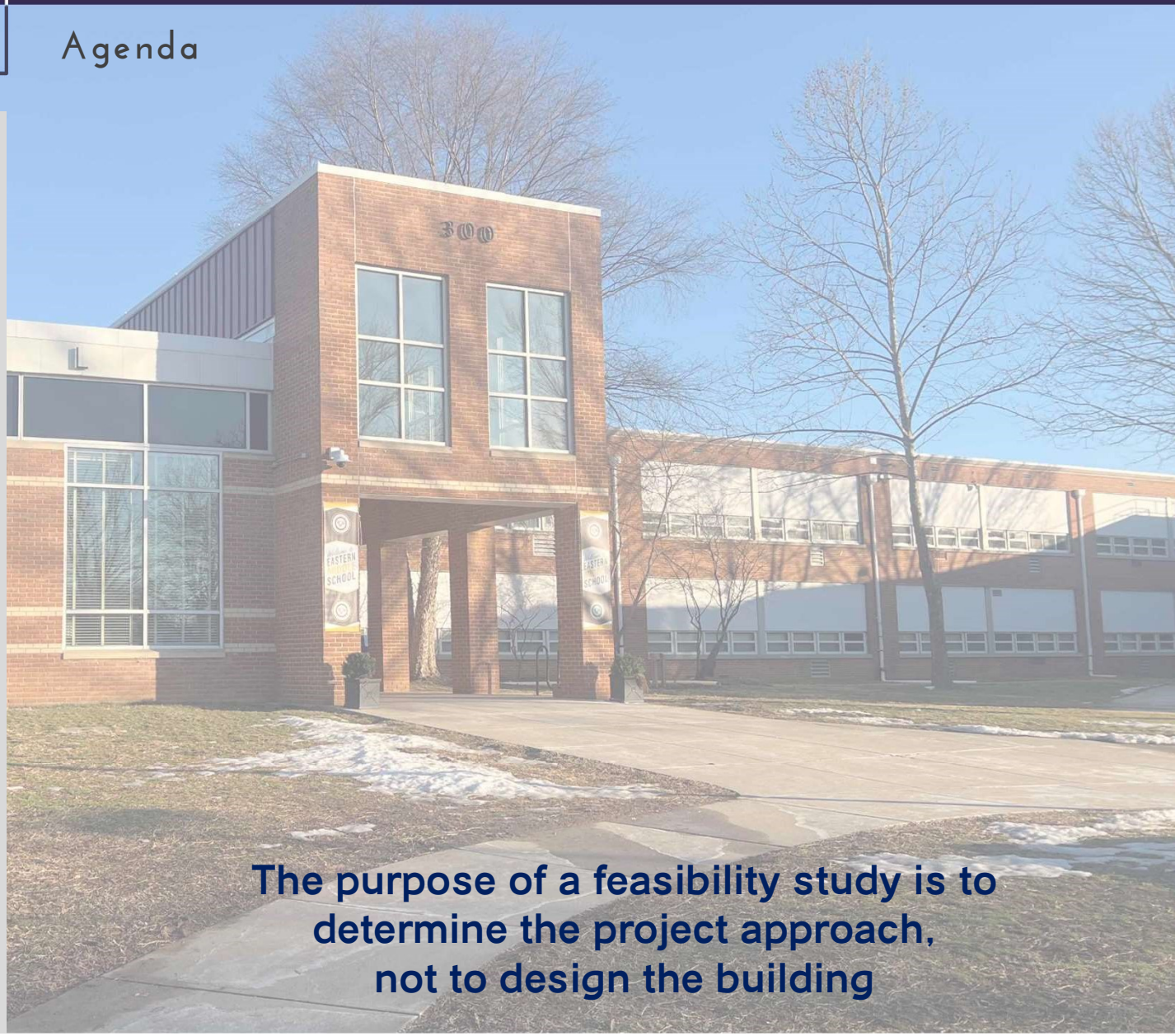
STAKEHOLDER MEETING NO. 3

Agenda

- Review
  - Meeting #1
  - Meeting #2
  - Stakeholder Priorities
- Refined Approaches
  - Renewal (0% Demolition)
  - Renovation / Addition (25% Demolition)
  - Renovation / Addition (60% Demolition)
  - Replacement A – Two Story (100% Demolition)
  - Replacement B – Three Story (100% Demolition)
- Next Steps



The purpose of a feasibility study is to determine the project approach, not to design the building

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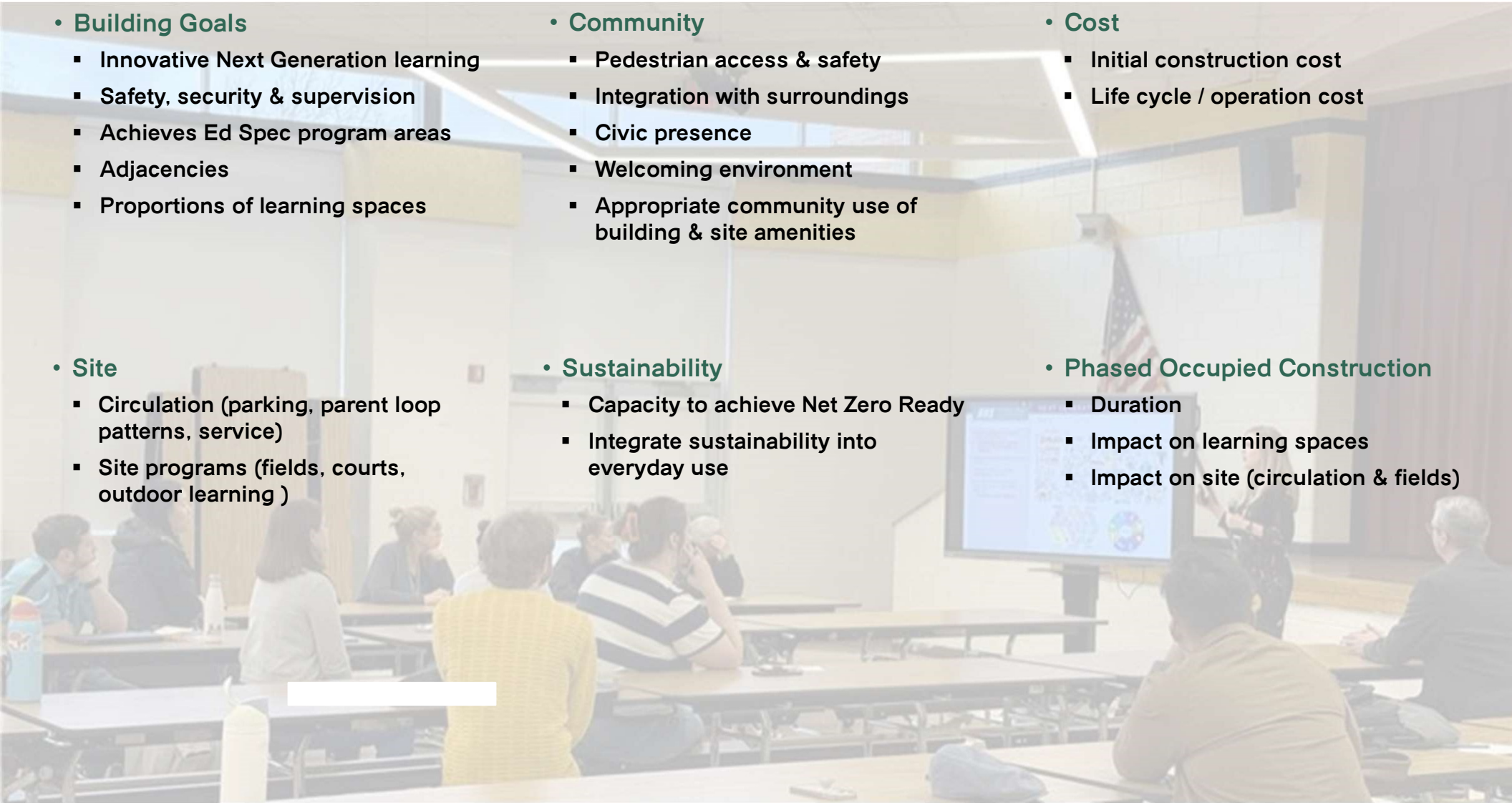
REVIEW

Stakeholder Priorities

- **Building Goals**
  - Innovative Next Generation learning
  - Safety, security & supervision
  - Achieves Ed Spec program areas
  - Adjacencies
  - Proportions of learning spaces
- **Community**
  - Pedestrian access & safety
  - Integration with surroundings
  - Civic presence
  - Welcoming environment
  - Appropriate community use of building & site amenities
- **Cost**
  - Initial construction cost
  - Life cycle / operation cost
- **Site**
  - Circulation (parking, parent loop patterns, service)
  - Site programs (fields, courts, outdoor learning)
- **Sustainability**
  - Capacity to achieve Net Zero Ready
  - Integrate sustainability into everyday use
- **Phased Occupied Construction**
  - Duration
  - Impact on learning spaces
  - Impact on site (circulation & fields)



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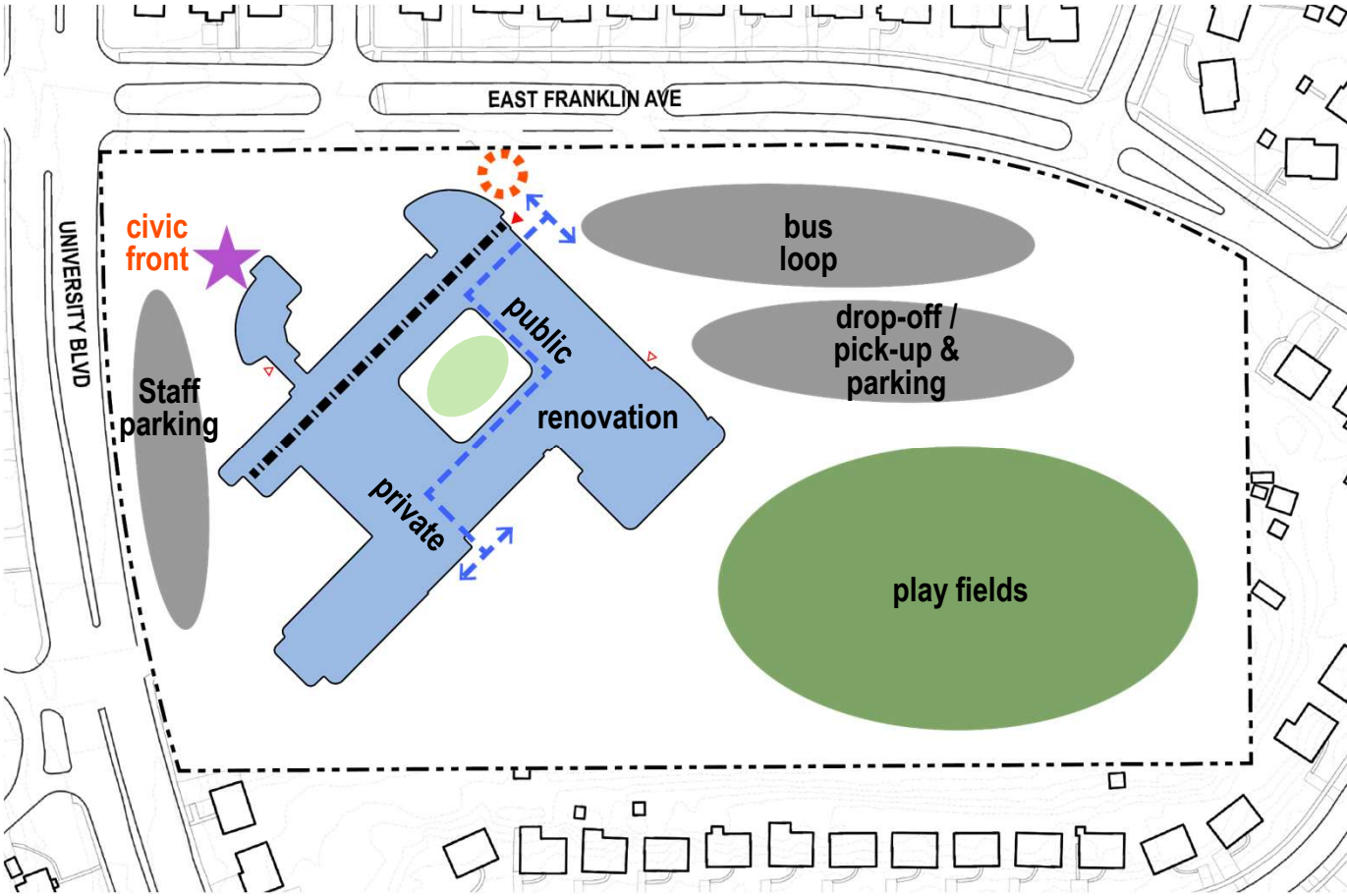
APPROACH 1: RENEWAL (0% DEMO)

Parti

- Renovation
- Relocate drop-off / pick-up loop and parking along East Franklin Ave
- Rework bus loop
- Maintain exiting courtyard for educational opportunities
- Maintain location of play fields / courts
- Remove site circulation from civic front along University Blvd



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APPROACH 1: RENEWAL (0% DEMO)

Site Plan

- Main entry adjacent bus loop, facing University Blvd and controlled by admin
- L2L on prominent exterior facade
- Gym adjacent play fields
- Service adjacent kitchen

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APPROACH 1: RENEWAL (0% DEMO)

Site Circulation

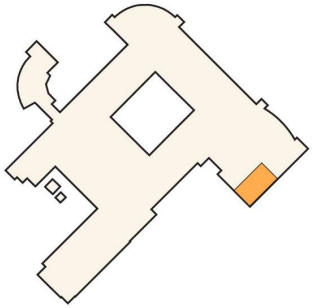
- **Safe Access**
  - Separation of bus and automobile traffic
  - Pedestrians from University Blvd do not cross any vehicle entrances
  - Long stacking for parent drop-off
  - No University Blvd Access
  - Prominent bus loop closer to University Blvd

APPROACH 1: RENEWAL (0% DEMO)

Phasing

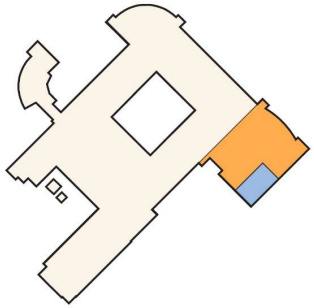
Phase	Year 1			Year 2			Year 3			Year 4			Year 5
	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer
0% Demolition Concept - 2.5 year (3 Summer) Duration. Spring break completion													
1	Central Plant addition												
2					Cafeteria/Kitchen Reno								
3					PE Support Wing Reno								
4						Science Wing Reno							
5								Admin/Gym/Media Reno					
6								University Blvd Reno					
7				Pave Site			Pave Site						

Phase 1



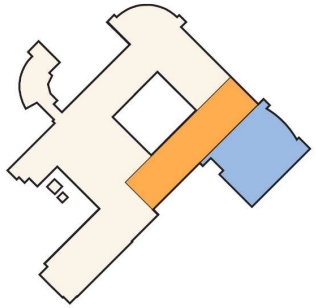
New central plant renovation

Phase 2



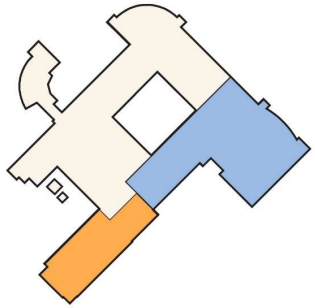
Cafeteria/kitchen renovation

Phase 3



PE support wing renovation

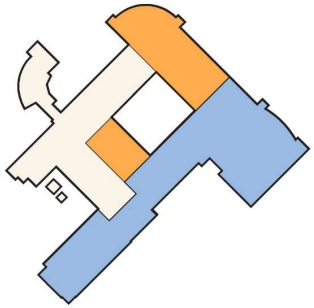
Phase 4



Science wing renovation

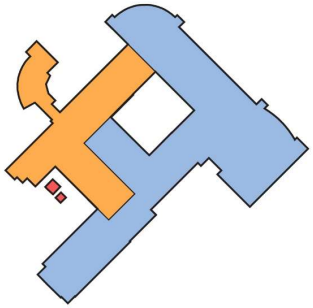
Existing Building
New Building
Addition
Renovation
Demolition

Phase 5



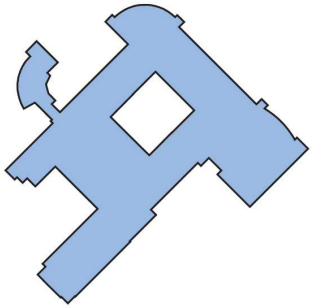
Admin/gym/media center renovation

Phase 6



University Boulevard renovation

Building Complete



Building complete + site work

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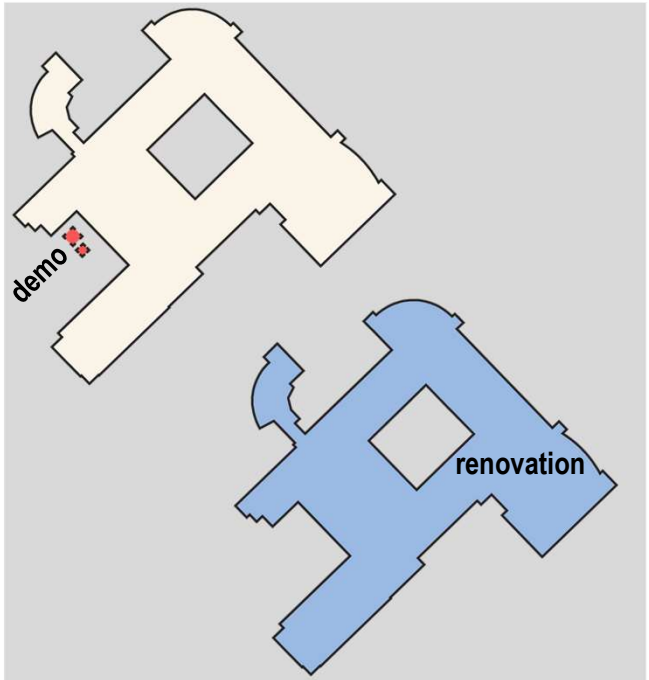
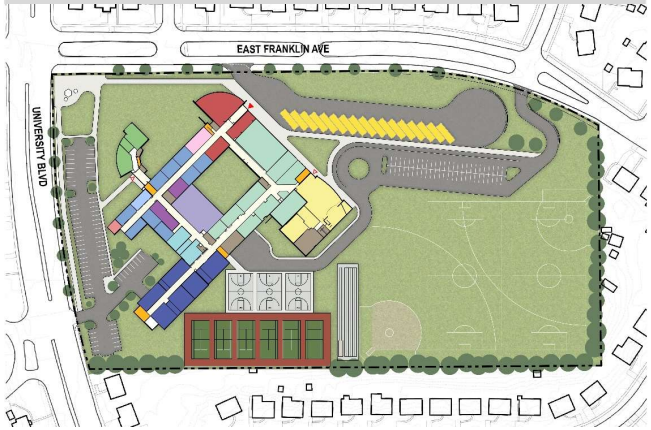
APPROACH 1: RENEWAL (0% DEMO)

Pros & Cons





PROS

BUILDING/PLAN
- 20th century layout minimizes unprogrammed areas

PHASED OCCUPIED CONSTRUCTION
- Shortest timeline of renovation concepts

COMMUNITY
- Walkers do NOT cross any vehicle entrances

SUSTAINABILITY
- Reuses ALL existing building steel and concrete

COST
- Minimizes initial construction cost

CONS

BUILDING/PLAN
- LEAST next generation learning opportunities
- Long, narrow lab spaces within renovated building
- Media center not integrated with grade level clusters
- Sciences not integrated with grade level clusters
- Building services, Media Center, and Gym volume spaces are below Ed Spec standards

SITE
- Least usable site program space

COMMUNITY
- Main entrance faces away from University Blvd
- Playfields remain hidden, limiting afterhours use supervision

SUSTAINABILITY
- May not be able to achieve Net Zero Ready

APPROACH 2: REN/ADD (25% DEMO)

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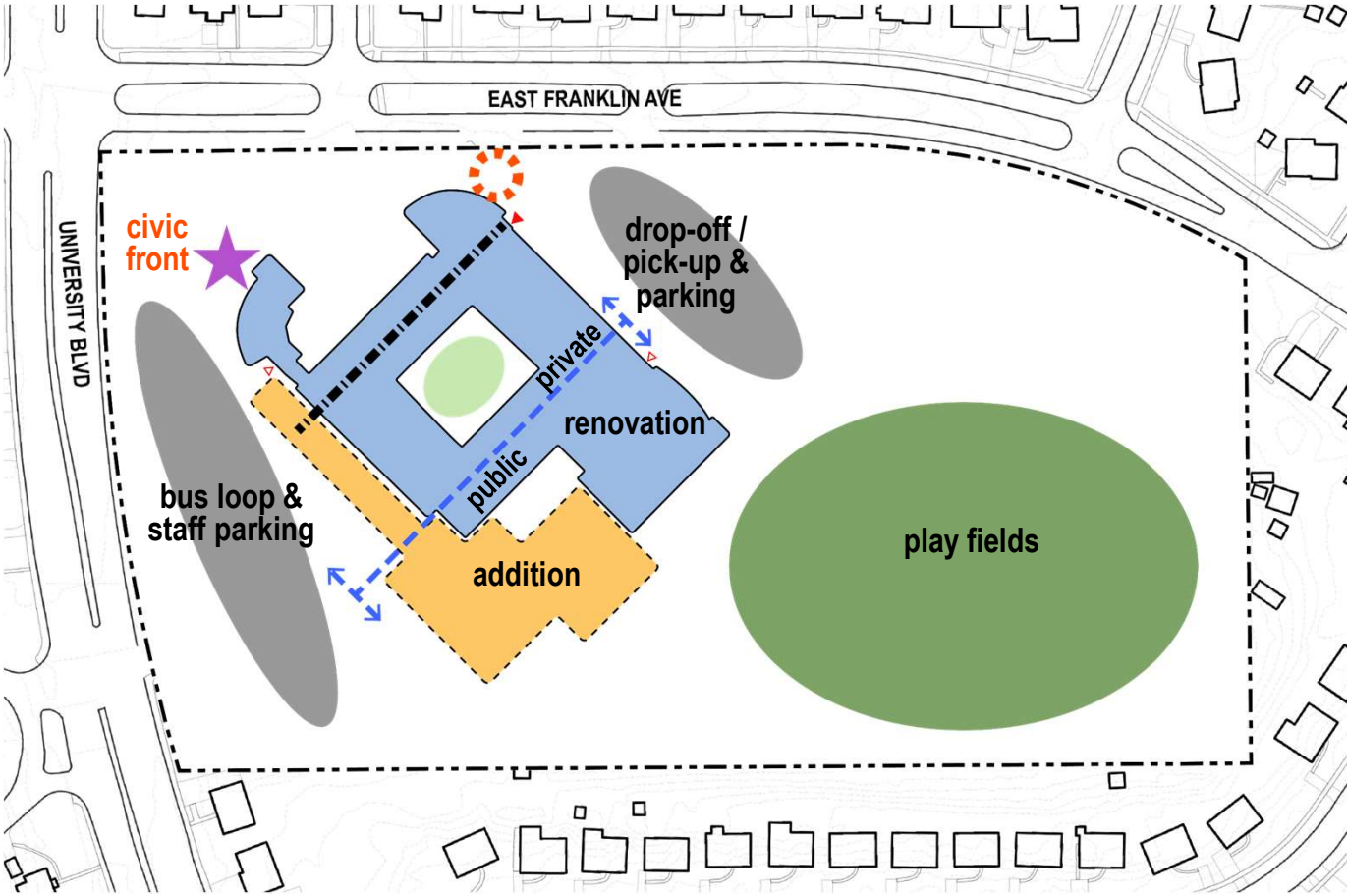
Parti

- Renovation / Addition
- Relocate bus loop along University Blvd
- Relocate drop-off / pick-up loop and parking along East Franklin Ave
- Maintain exiting courtyard for educational opportunities
- Maintain location of play fields / courts
- Provide new civic front along University Blvd



APPROACH 2: REN/ADD (25% DEMO)

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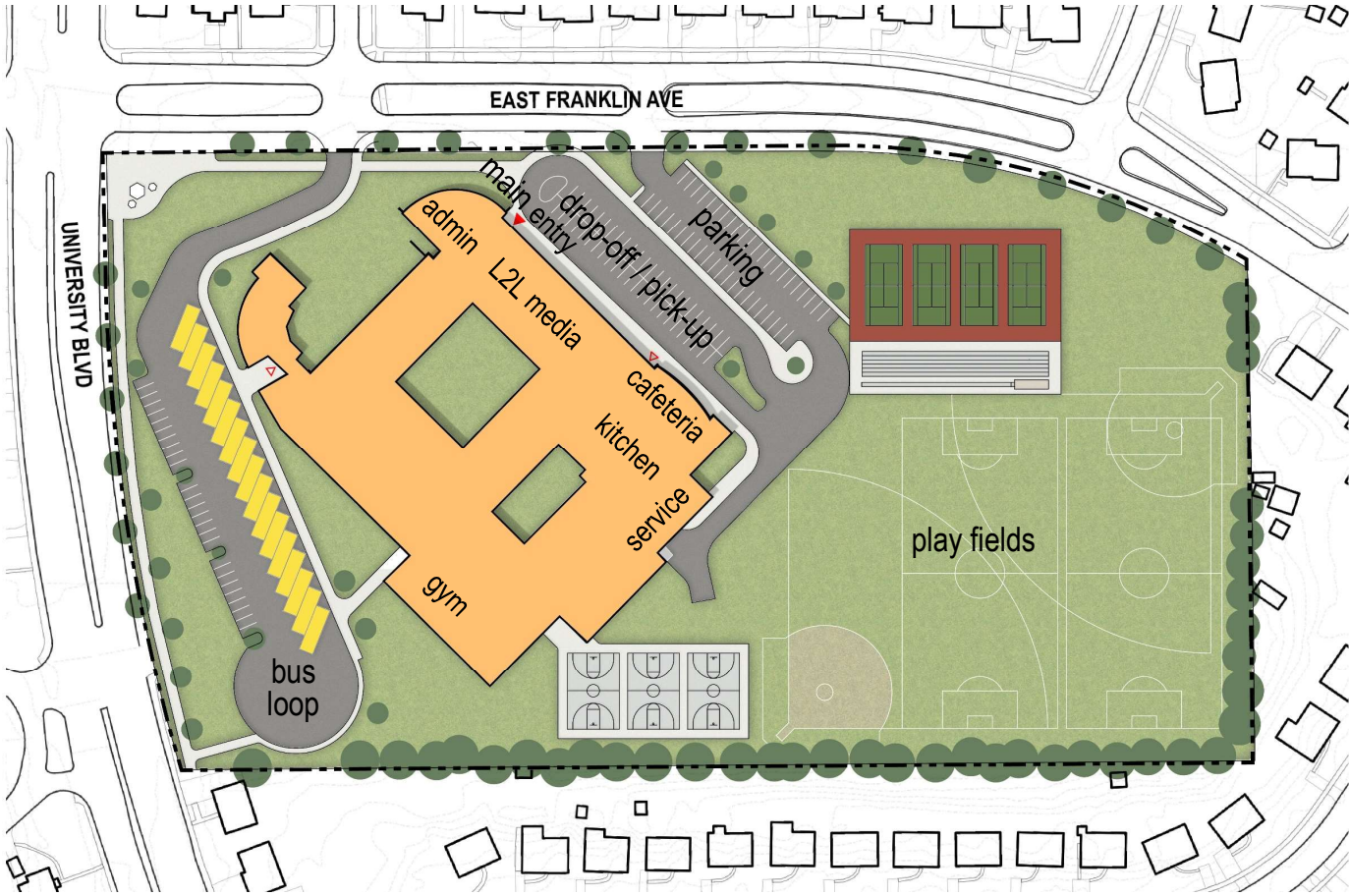
Site Plan

- Main entry adjacent bus loop, facing University Blvd and controlled by admin
- L2L on prominent exterior facade
- Gym adjacent play fields
- Service adjacent kitchen



APPROACH 2: REN/ADD (25% DEMO)

Site Circulation

- **Safe Access**
  - Separation of bus and automobile traffic
  - Pedestrians from University Blvd cross bus traffic only
  - Long stacking for parent drop-off
  - No University Blvd Access
  - Prominent bus loop closer to University Blvd

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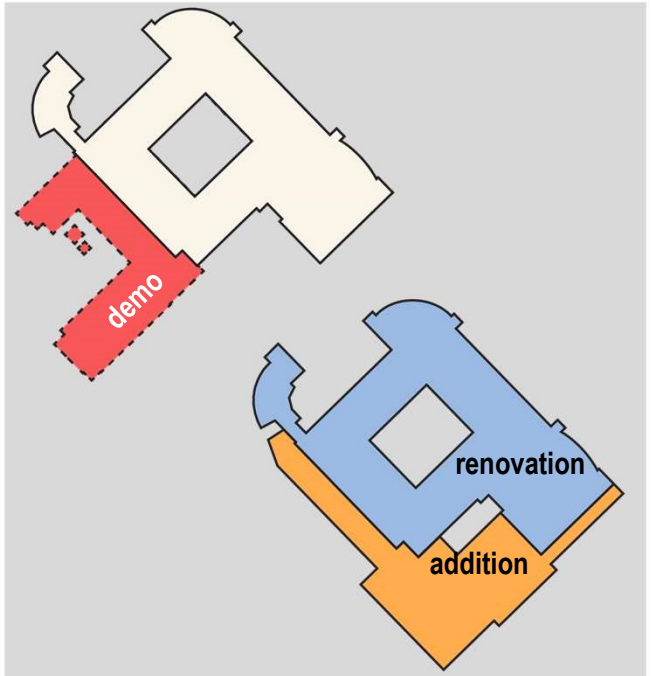
APPROACH 2: REN/ADD (25% DEMO)

Pros & Cons



PROS

COMMUNITY
- Students do NOT cross drop of loop entrance
- Main parking lot behind school

SUSTAINABILITY
- Reuses MOST existing building steel and concrete

COST
- Moderates initial construction cost

CONS

BUILDING/PLAN
- MINIMAL next generation learning opportunities
- Long, narrow lab spaces within renovated building
- Media center not integrated with grade level clusters
- Sciences not integrated with grade level clusters

PHASED OCCUPIED CONSTRUCTION
- Longest construction duration

COMMUNITY
- Main entrance faces away from University Blvd
- Playfields remain hidden, limiting afterhours use supervision

SUSTAINABILITY
- Large amount of site mounted PV to achieve Net Zero ready

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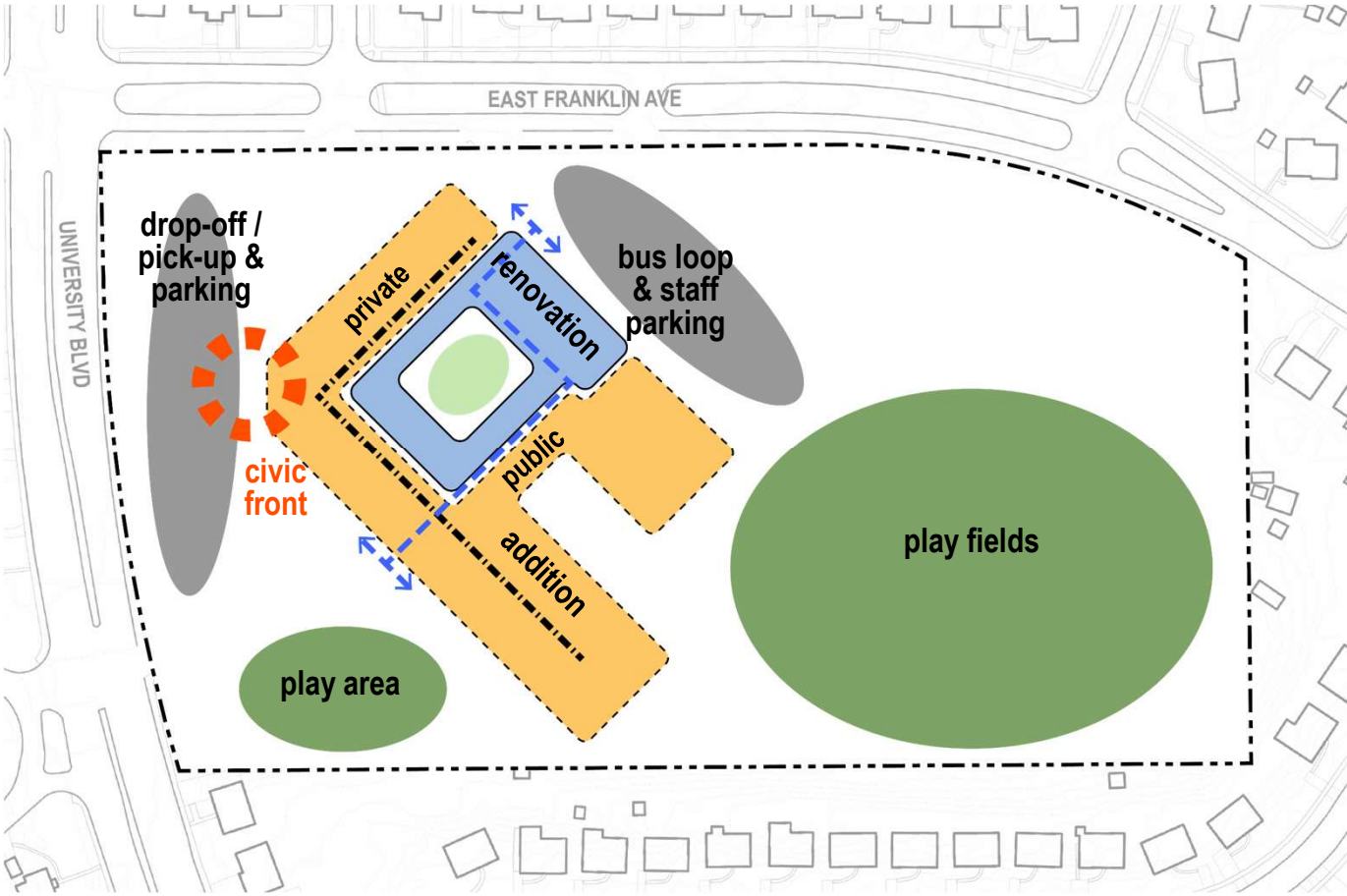
APPROACH 3: REN/ADD (60% DEMO)

Parti

- Renovation / Addition
- Reconfigure drop-off / pick-up loop along University Blvd
- Reconfigure bus loop and parking along East Franklin Ave
- Maintain exiting courtyard for educational opportunities
- Maintain location of play fields / courts
- Provide new civic front along University Blvd



APPROACH 3: REN/ADD (60% DEMO)

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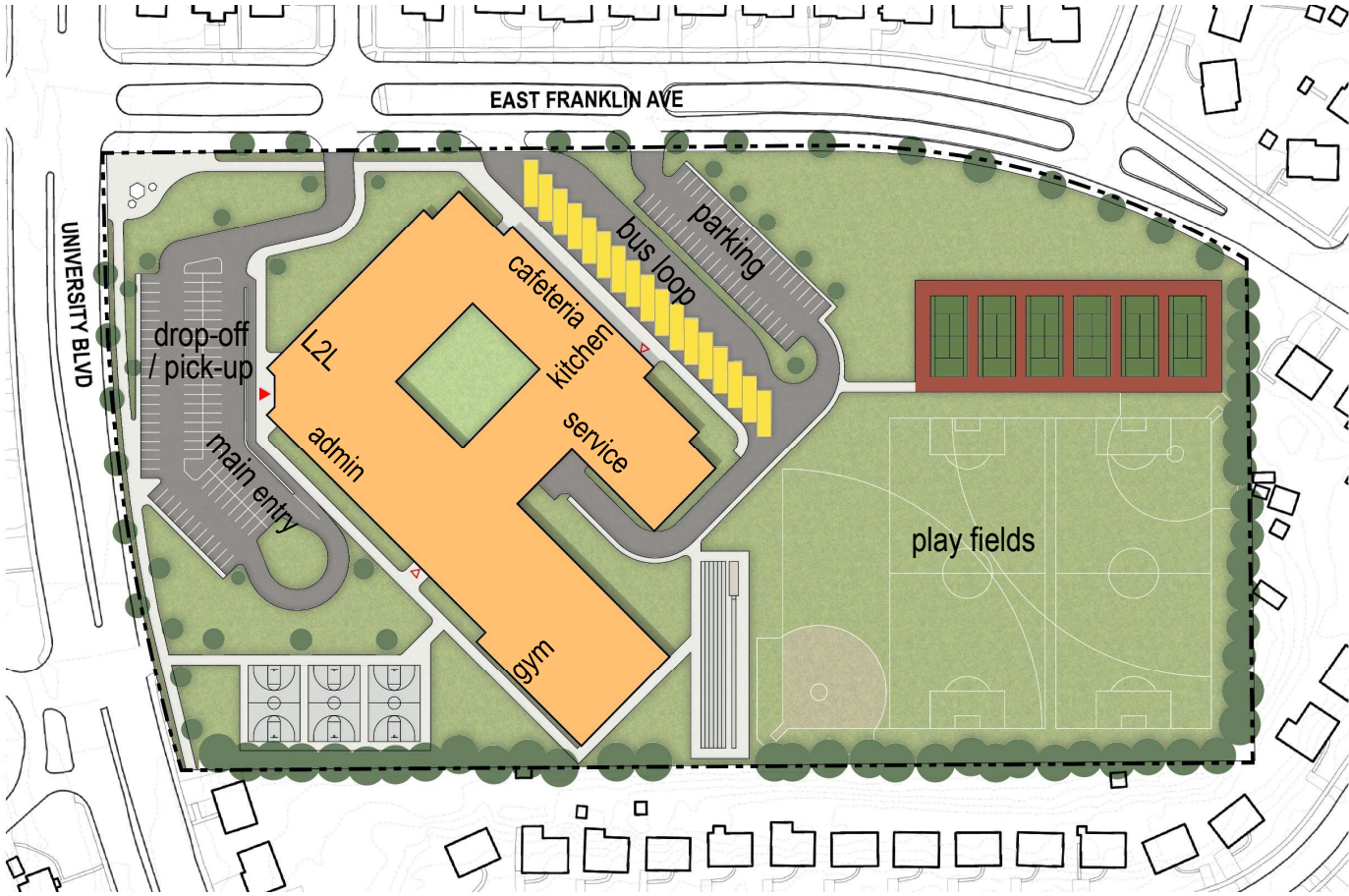
Site Plan

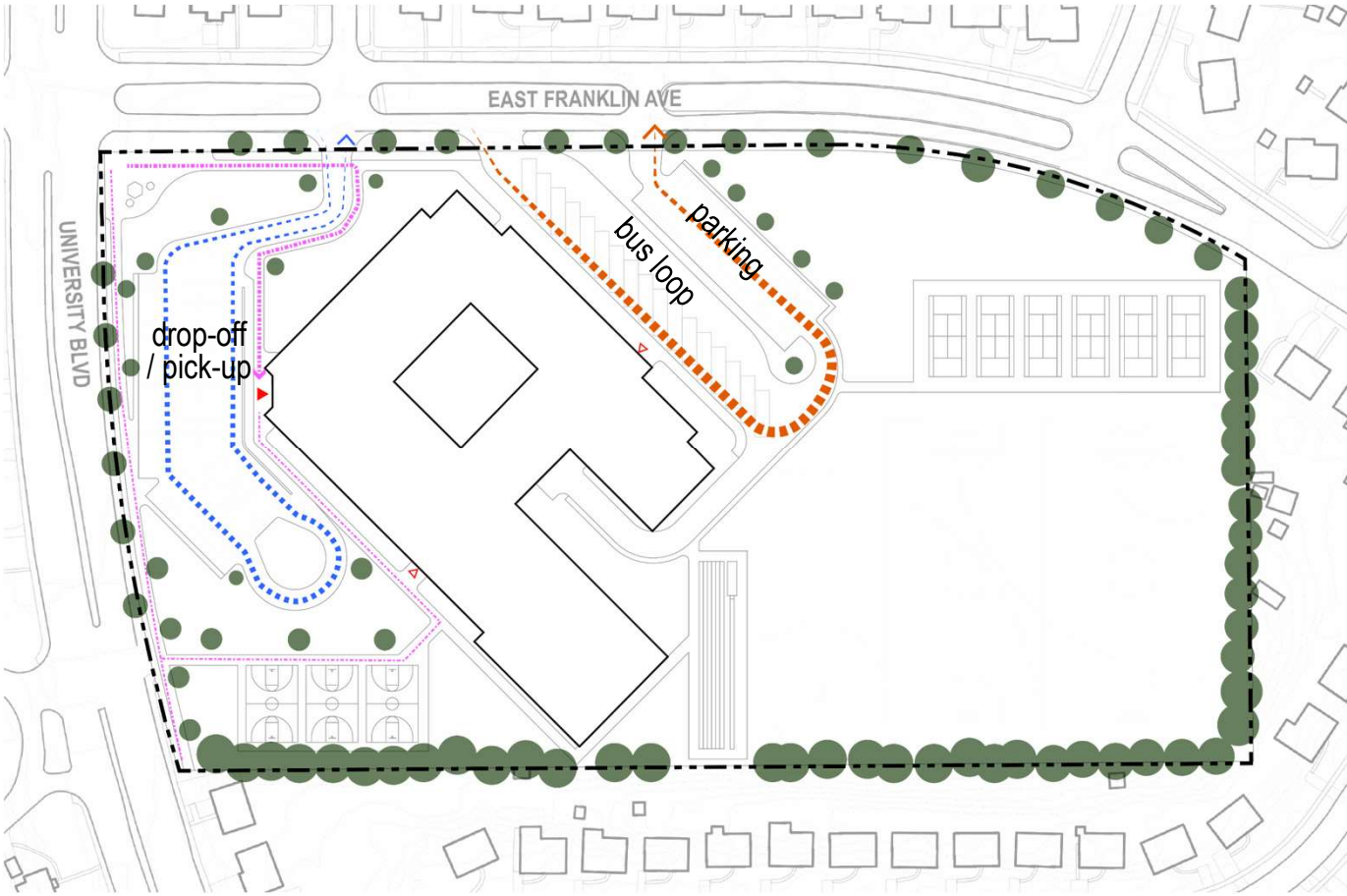
- Main entry adjacent parent drop-off / pick-up, facing University Blvd and controlled by admin
- L2L on prominent exterior facade
- Gym adjacent play fields
- Service adjacent kitchen
  - Visible from E. Franklin Ave



APPROACH 3: REN/ADD (60% DEMO)

Site Circulation

- **Safe Access**
  - Separation of bus and automobile traffic
  - Pedestrians from University Blvd cross automobile traffic
  - Long stacking for parent drop-off
  - No University Blvd Access



APPROACH 3: REN/ADD (60% DEMO)

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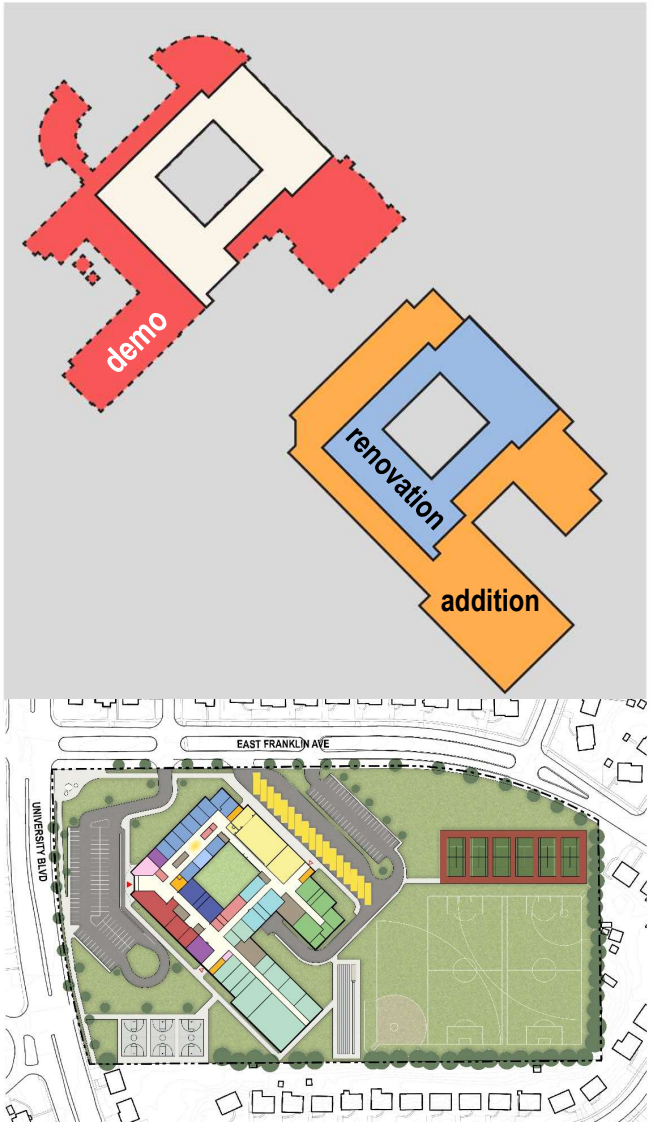
Pros & Cons



PROS

BUILDING/PLAN
- SOME ideal superteam layouts
- Media Center integrated with superteams

COMMUNITY
- Strong street presence for main entrance

SUSTAINABILITY
- Reuses MUCH existing building steel and concrete
- Sizeable area for rooftop PV array (not enough for full net-zero)

CONS

BUILDING/PLAN
- P.E. program is remotely located
- Central plant, Kitchen and building services separated

SITE
- Kitchen loads from bus loop

PHASED OCCUPIED CONSTRUCTION
- Longest construction
- Select demolition of structural bays more structurally complicated

COMMUNITY
- Walkers cross drop off loop entrance
- Playfields remain hidden, limiting afterhours use supervision

SUSTAINABILITY
- Some site mounted PV to achieve Net Zero ready

APPROACH 4: REPLACE (2 STORY)

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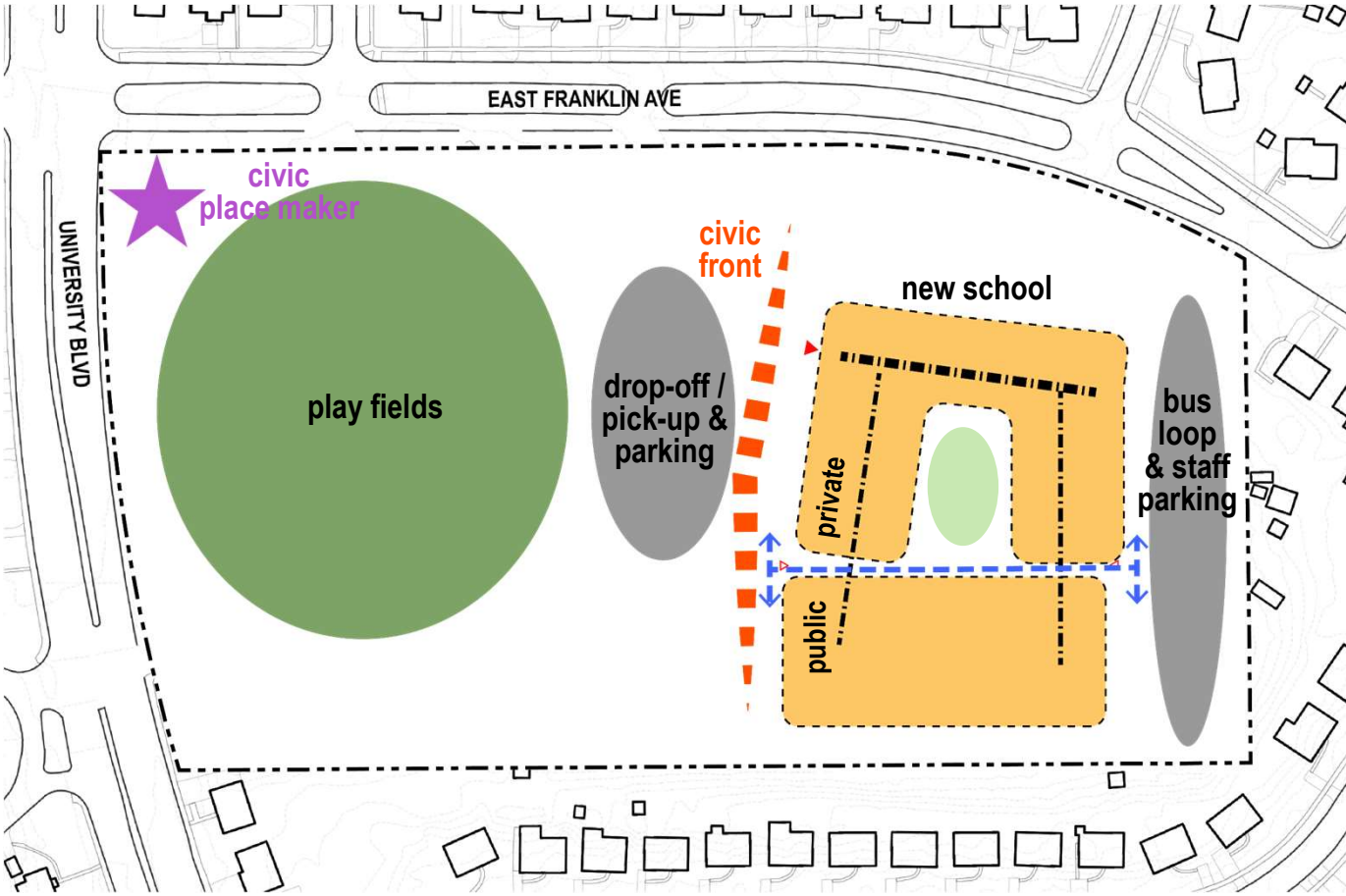
Parti

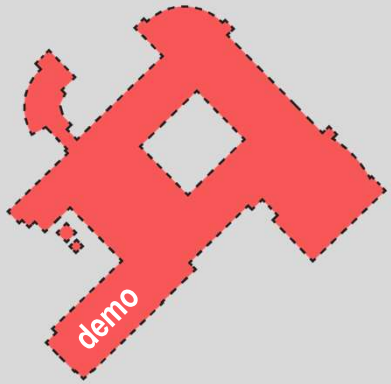
- Replacement
- New bus loop between play fields and new building
- Drop-off / pick-up loop and parking on east side of new building
- Create new courtyard for educational opportunities
- Create new supervisable play fields along University Blvd



APPROACH 4: REPLACE (2 STORY)

Scope

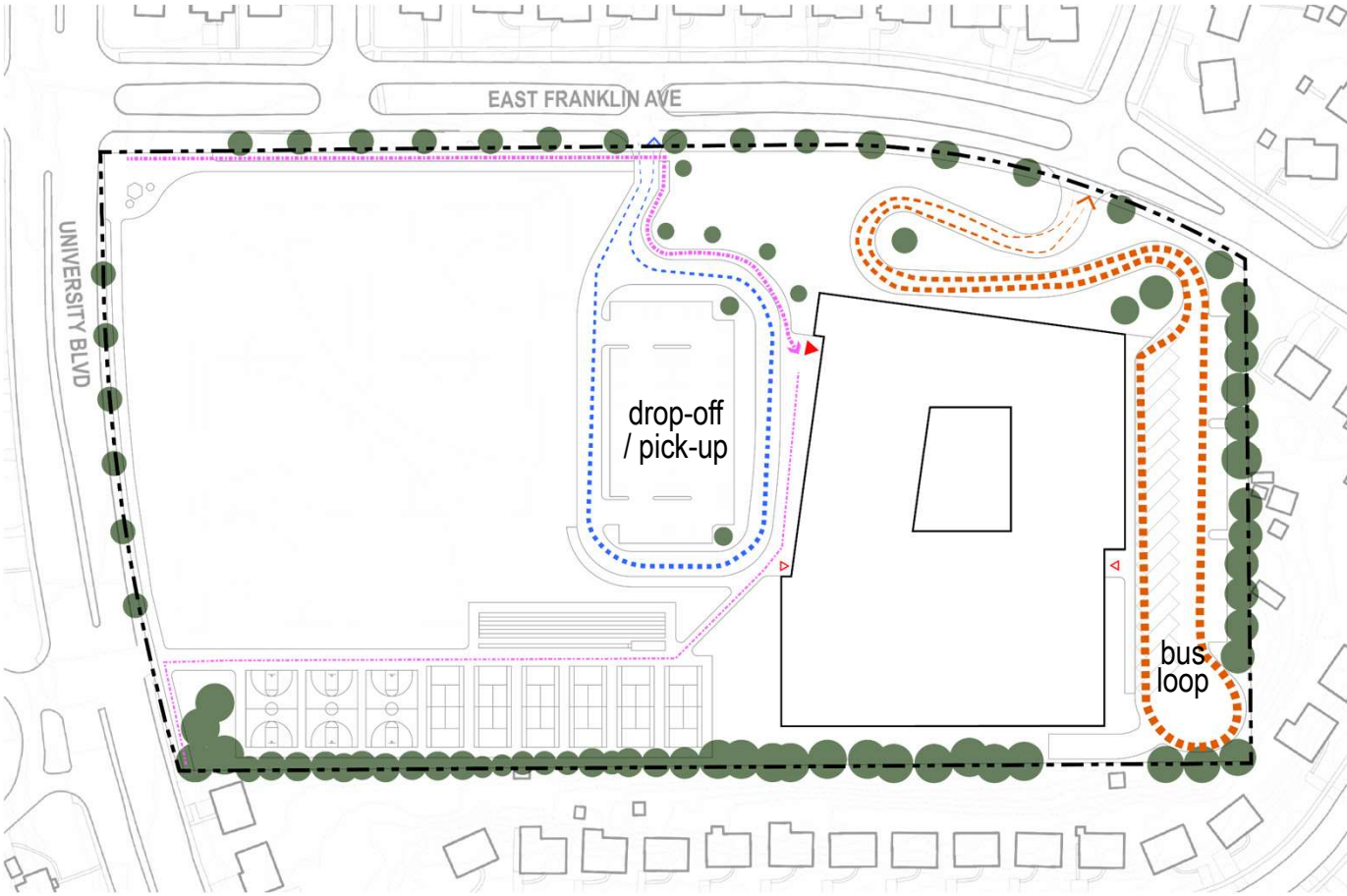
- Existing Building: 152,030 GSF
- Demolition: 152,030 GSF (100%)
- Renovation: 0 GSF
- New Construction: 160,070 GSF
- Total Proposed Area: 160,070 GSF
  - Ed Spec NSF: 107,366
  - 67% Efficiency



APPROACH 4: REPLACE (100% DEMO)

Site Circulation

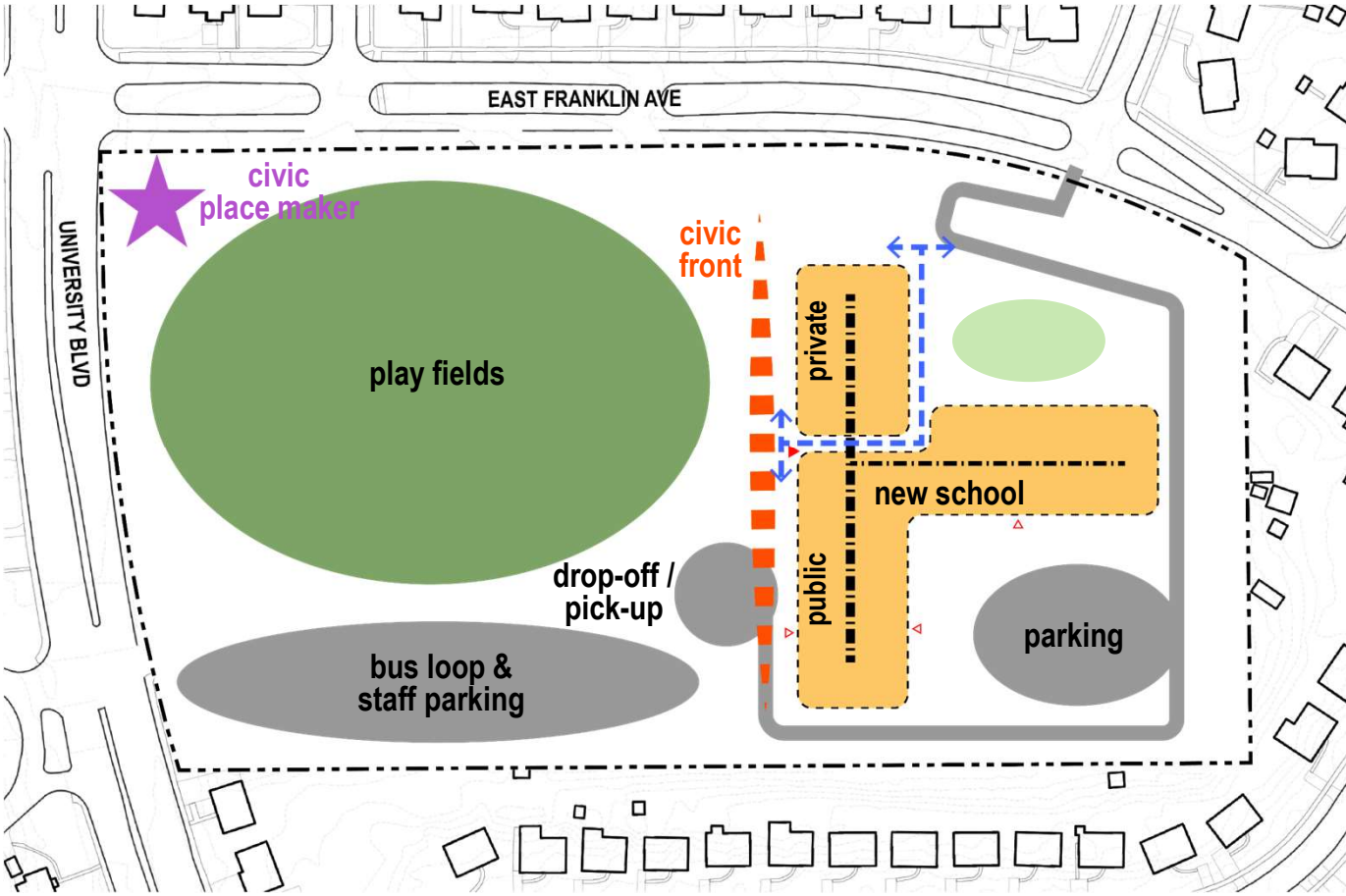
- **Safe Access**
  - Separation of bus and automobile traffic
  - Pedestrians from University Blvd cross automobile traffic
  - Long stacking for parent drop-off, away from University Blvd
  - No University Blvd Access



APPROACH 5: REPLACE (3 STORY)

Parti

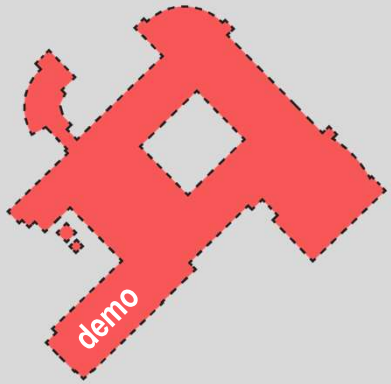
- Replacement
- New bus loop between play fields and new building
- Drop-off / pick-up loop and parking on east side of new building
- Create new courtyard for educational opportunities
- Create new supervisable play fields along University Blvd



APPROACH 5: REPLACE (3 STORY)

Scope

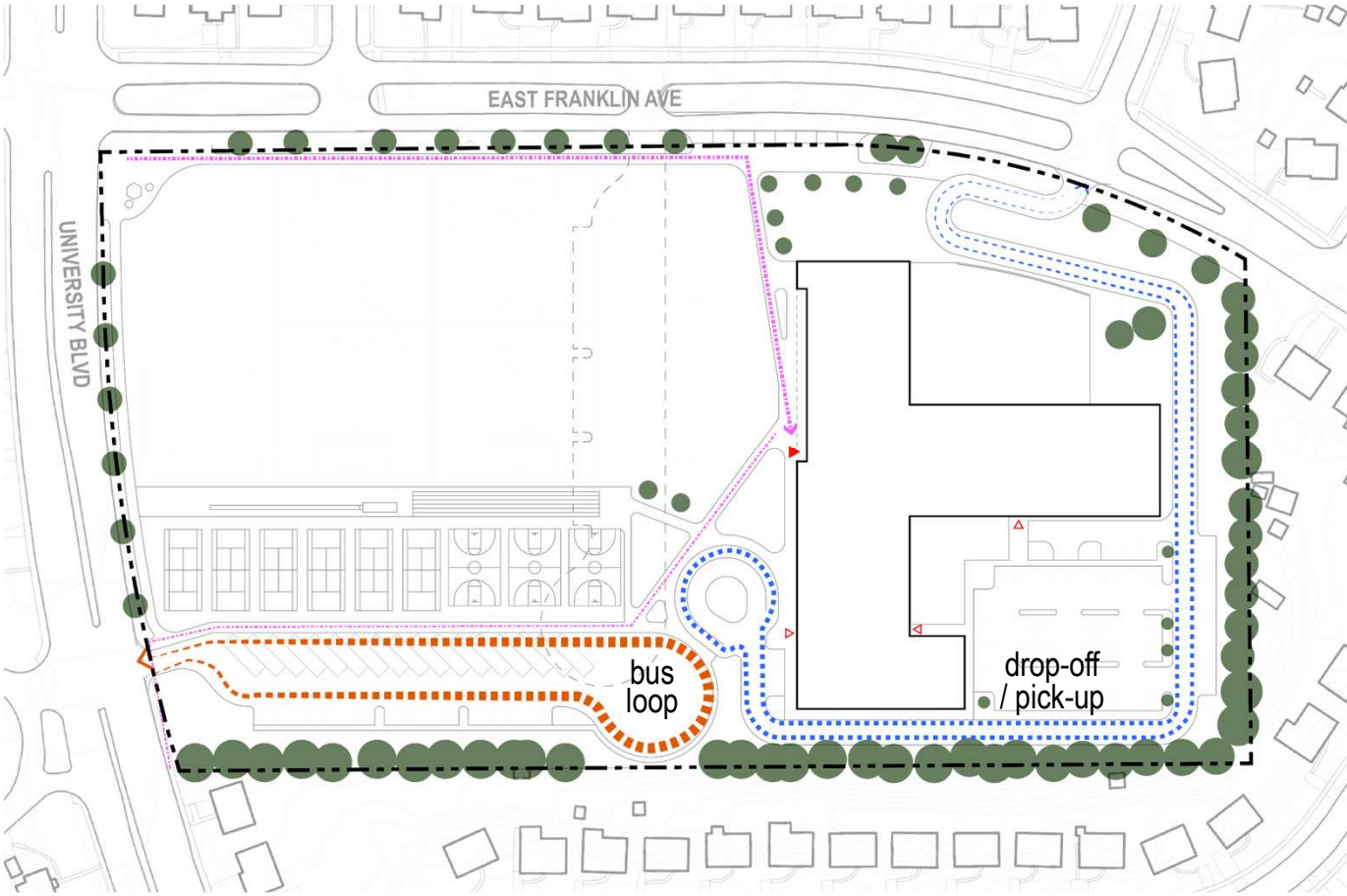
- Existing Building: 152,030 GSF
- Demolition: 152,030 GSF (100%)
- Renovation: 0 GSF
- New Construction: 160,070 GSF
- Total Proposed Area: 160,070 GSF
  - Ed Spec NSF: 107,366
  - 67% Efficiency



APPROACH 5: REPLACE (3 STORY)

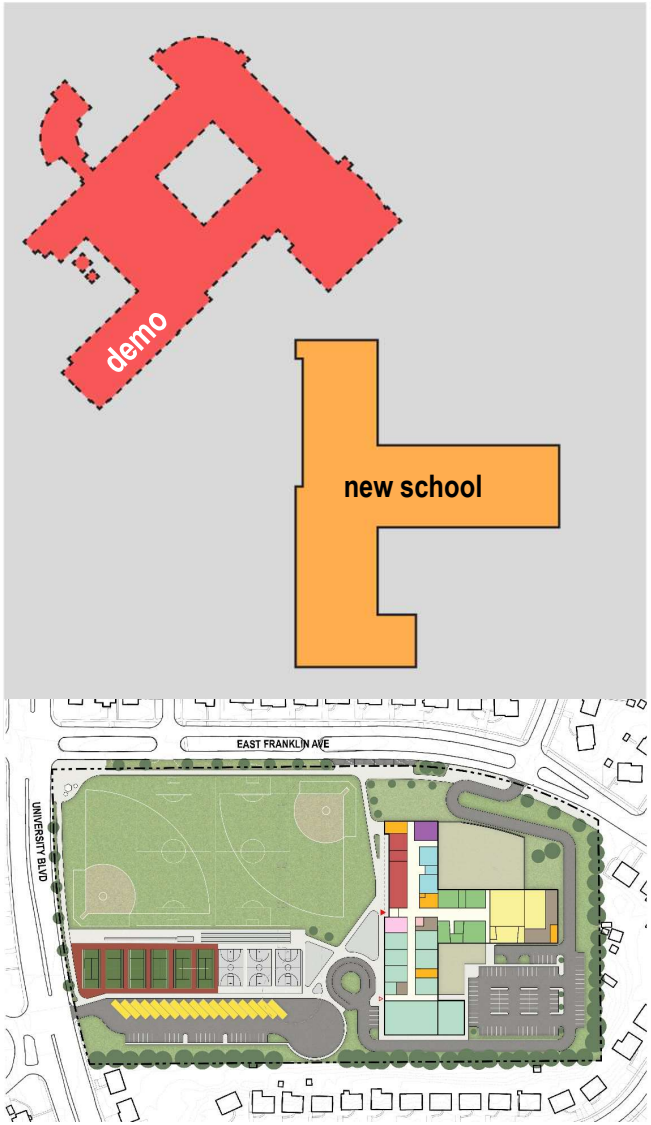
Site Circulation

- **Safe Access**
  - Separation of bus and automobile traffic
  - Pedestrians from University Blvd do not cross any vehicle entrances
  - Long stacking for parent drop-off, away from University Blvd



APPROACH 5: REPLACE (3 STORY)

Pros & Cons



PROS

BUILDING/PLAN
- Idealized superteam layouts
- Media Center integrated with superteams

SITE
- Maximizes site programming area

PHASED OCCUPIED CONSTRUCTION
- Shortest Construction Duration
- No Portables or Modulars needed

COMMUNITY
- Playfields visible for afterhours use
- Walkers do NOT cross vehicle entrances
- School is most prominent, not car infrastructure

SUSTAINABILITY
- Net-Zero Ready

COST
- Lowest lifecycle / operational cost

CONS

BUILDING/PLAN
- Longer travel distances with 3rd story

PHASED OCCUPIED CONSTRUCTION
- No playfields during construction

COMMUNITY
- Building closer to Curran Road
- 3 story footprint less cohesive with neighborhood

SUSTAINABILITY
- No reuse of existing steel or concrete