EASTERN MIDDLE SCHOOL FEASIBILITY STUDY

Community Engagement Meeting No. 4

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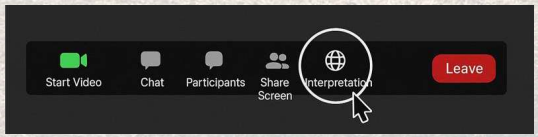

May 28, 2025 at 7:00pm

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FOUR STEP PROCESS

Step 4: Technical Report Preparation

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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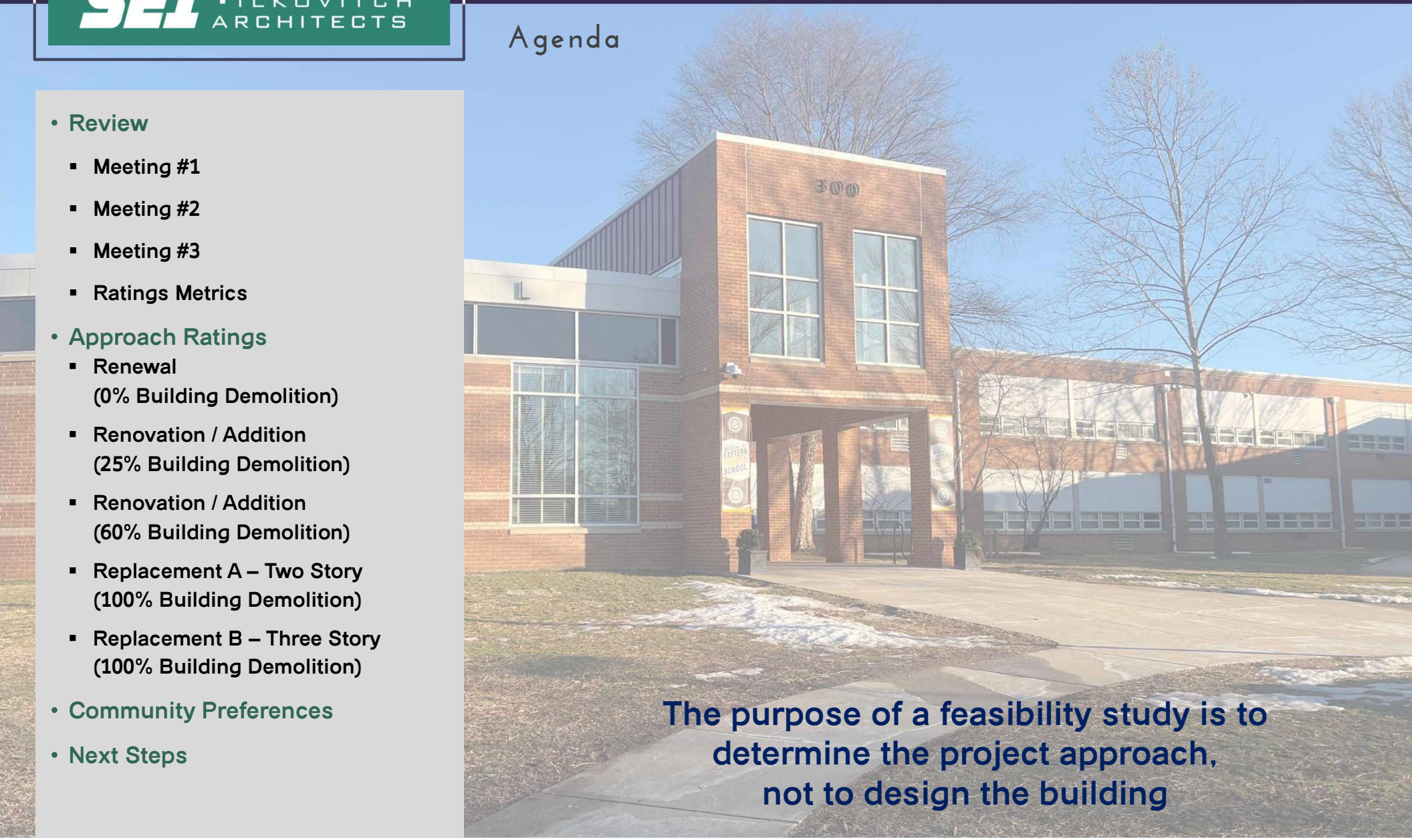
STAKEHOLDER MEETING NO. 4

Agenda

- Review
  - Meeting #1
  - Meeting #2
  - Meeting #3
  - Ratings Metrics
- Approach Ratings
  - Renewal (0% Building Demolition)
  - Renovation / Addition (25% Building Demolition)
  - Renovation / Addition (60% Building Demolition)
  - Replacement A – Two Story (100% Building Demolition)
  - Replacement B – Three Story (100% Building Demolition)
- Community Preferences
- Next Steps



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

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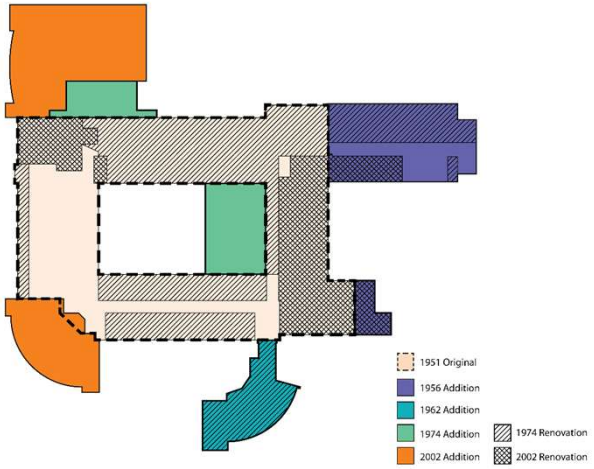
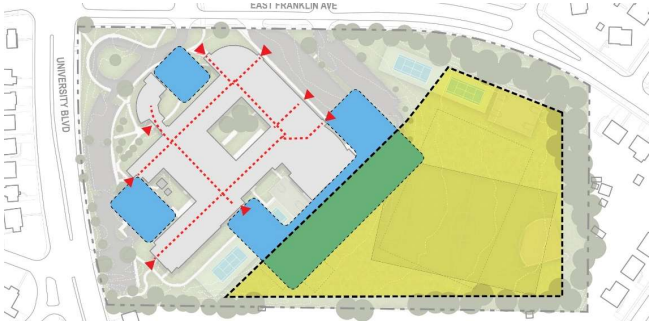
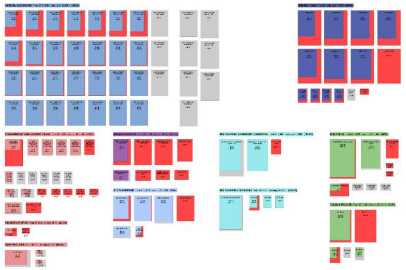
REVIEW

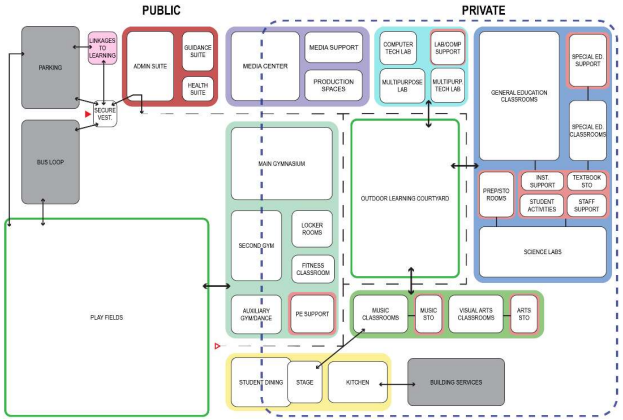
Meeting #1 – Fact Finding

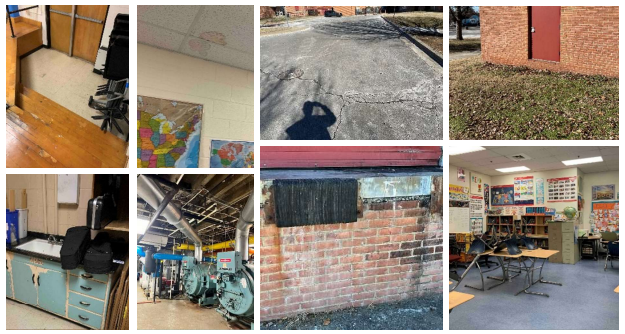
- **Topics Discussed**
  - Existing building history
  - Existing Site and program
  - Ed Spec Comparison
  - Ideal Adjacency Diagram
  - Existing conditions
  - Community feedback











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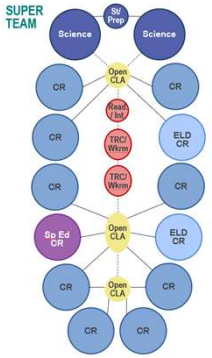
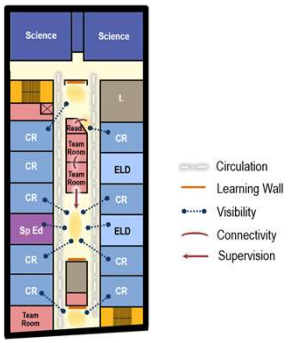
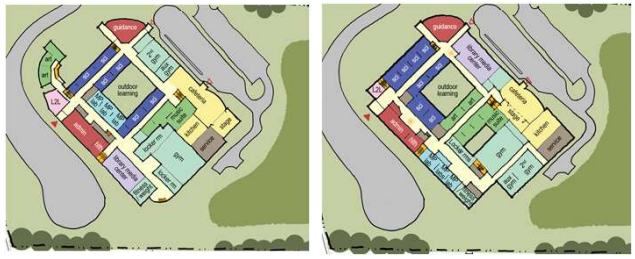
REVIEW

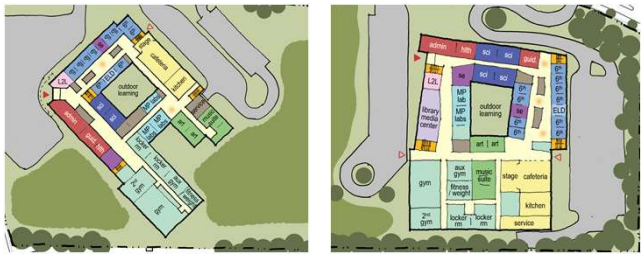
Meeting #2 – Next Gen Learning & Preliminary Approaches

- **Topics Discussed**
  - Next Generation Learning
  - Ideal Super Team
  - Review 4 Approaches
    - 25% Demo – Ren/Add
    - 45% Demo – Ren/Add
    - 60% Demo – Ren/Add
    - 100% Demo - Replacement
  - Community feedback









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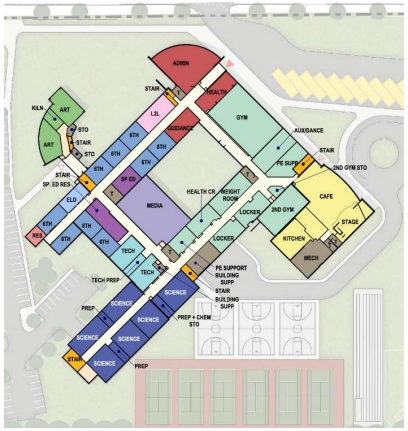
REVIEW

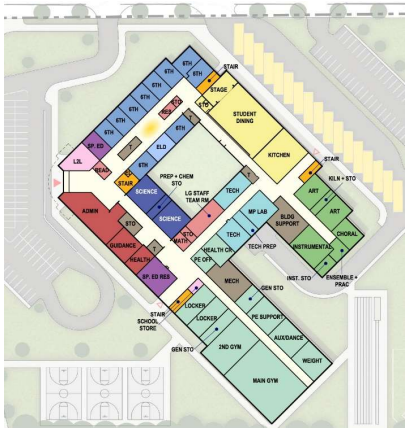
Meeting #3 Refined Approaches

- **Topics Discussed**
  - Review 5 Approaches
  - 0% Demo – Renewal
  - 25% Demo – Ren/Add
  - 60% Demo – Ren/Add
  - 100% Demo – Replacement (2 Story)
  - 100% Demo – Replacement (3 Story)
  - Community feedback



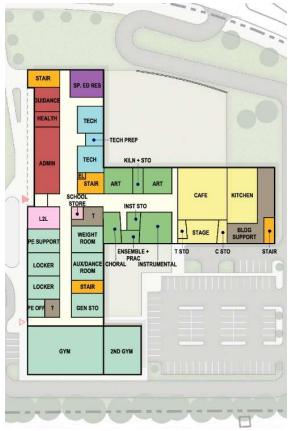
Renewal (0% Building Demolition)

Ren/Add (25% Building Demolition)



Ren/Add (60% Building Demolition)

Replacement A (100% Building Demolition)



Replacement B (100% Building Demolition)

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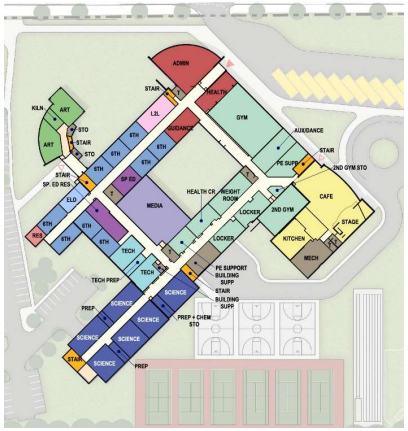
REVIEW

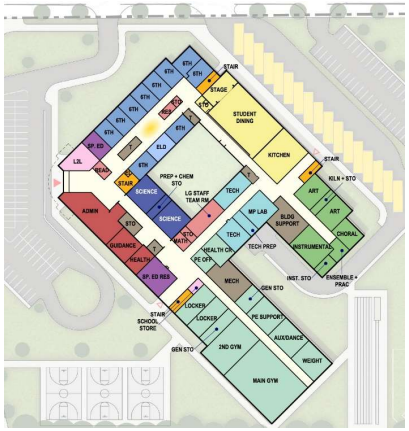
Meeting #3 Approaches & Common Traits

- **General**
  - Students remain onsite through construction
  - Portables/Modulars required for all renovation concepts
- **Site**
  - All playfields and courts provided
  - Landscaping addressed
  - Site drainage addressed
  - Drop off loop congestion addressed
  - Main entrance at drop off loop and main parking lot
  - Bus loop parking limited to staff only
  - Service zone hidden from Univ. Blvd
- **Building**
  - All Ed. Spec. spaces provided
  - New HVAC and IT throughout
  - New finishes throughout
  - New building envelope (thermal insulation, windows, roofing, etc.)
  - Daylighting in all teaching spaces



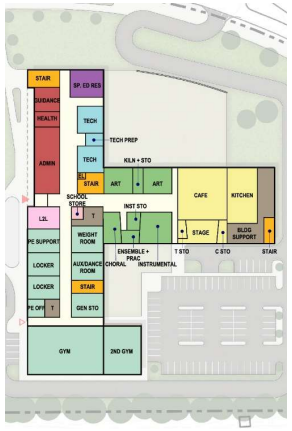
Renewal (0% Building Demolition)

Ren/Add (25% Building Demolition)



Ren/Add (60% Building Demolition)

Replacement A (100% Building Demolition)



Replacement B (100% Building Demolition)

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SUMMARY

Rating Metrics

- **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 Goals**
  - 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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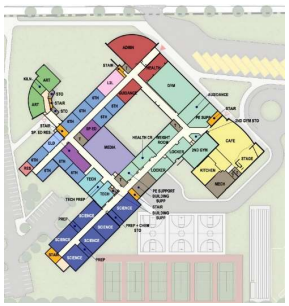
SUMMARY

Approach Discussion





Area Comparison		RENEWAL 0% BUILDING DEMO	REN/ADD 25% BUILDING DEMO	REN/ADD 60% BUILDING DEMO	REPLACEMENT A 2 STORY	REPLACEMENT B 3 STORY
	DEMOLITION	**-**	**39,896**	**88,316**	**152,030**	**152,030**
	RENOVATION	**152,030**	**112,134**	**63,714**	**-**	**-**
	ADDITION	**-**	**57,630**	**103,348**	**160,115**	**162,809**
	TOTAL	**152,030**	**169,764**	**167,062**	**160,115**	**162,809**
	NET TO GROSS EFFICIENCY	**66.5%**	**66.0%**	**64.4%**	**67.6%**	**66.5%**
	BUILDING GOALS	●●●○○○	●●●◐○○	●●●●○○	●●●●●◐	●●●●●◐
	SITE GOALS	●●●●○○	●●●●◐○	●●●●●○	●●●●●◐	●●●●●◐
	COMMUNITY	●●●◐○○	●●●●○○	●●●●○○	●●●●●◐	●●●●●○
	SUSTAINABILITY	●●●◐○○	●●●●○○	●●●●◐○	●●●●●◐	●●●●●◐
	COST	●●●●●◐	●●●●●◐	●●●●●○	●●●●●○	●●●●●○
	PHASED OCCUPIED	●●●●○○	●●●◐○○	●●●◐○○	●●●●●○	●●●●●○
	OVERALL	●●●●○○	●●●●○○	●●●●◐○	●●●●●◐	●●●●●◐

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APPROACH 1: RENEWAL (0% DEMO)

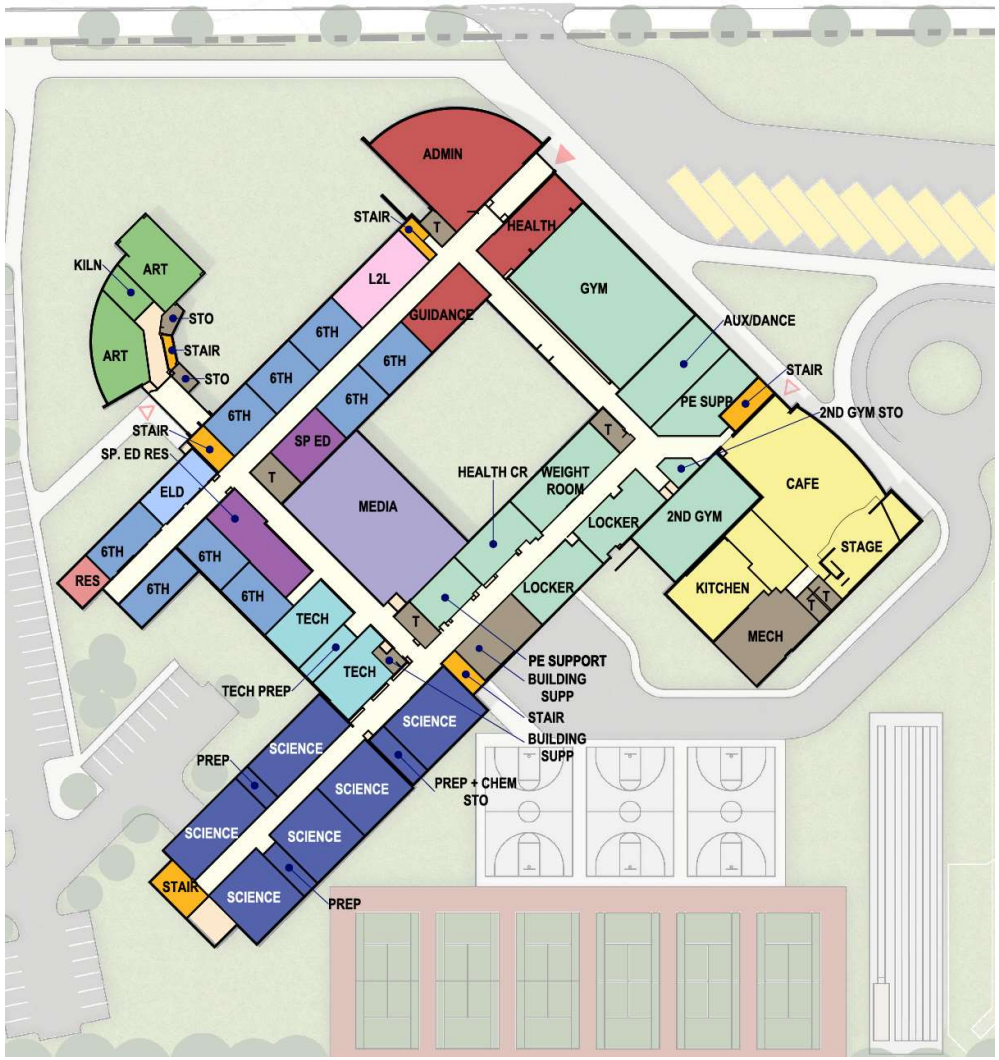
Site Plan

- Renovation
- Relocate drop-off / pick-up loop and parking along East Franklin Ave
- Remove site circulation from civic front along University Blvd
- Pedestrians from University Blvd do not cross any vehicle entrances
- Main entry adjacent bus loop, facing East Franklin Blvd and controlled by admin
- L2L on prominent exterior facade
- Maintain exiting courtyard for educational opportunities
- Gym adjacent play fields
- Maintain location of play fields / courts
- Service adjacent kitchen

APPROACH 1: RENEWAL (0% DEMO)

Floor Plans

1st Floor



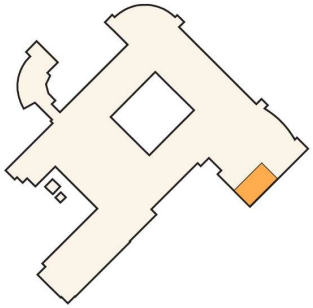
2nd Floor

APPROACH 1: RENEWAL (0% DEMO)

Phasing

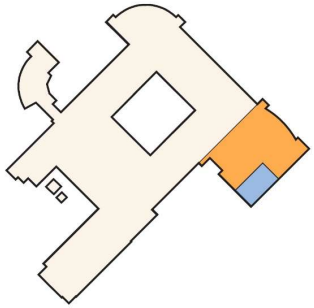
Phase	Year 1			Year 2			Year 3			Year 4			Year 5
	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer
0% Demolition Concept - 2.5 year (3 Summer) Duration. Spring break completion													
1	Central Plant addition												
2					Cafeteria/Kitchen Reno								
3	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

Phase 1



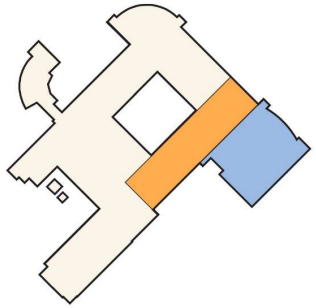
New central plant renovation

Phase 2



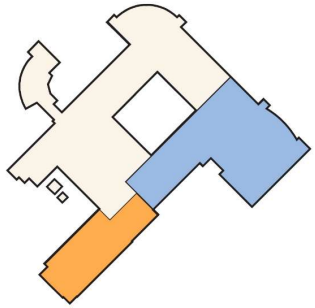
Cafeteria/kitchen renovation

Phase 3



PE support wing renovation

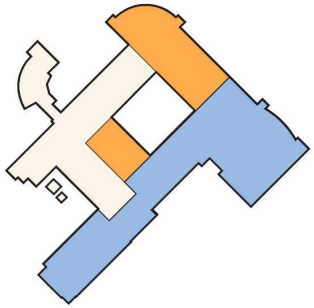
Phase 4



Science wing renovation

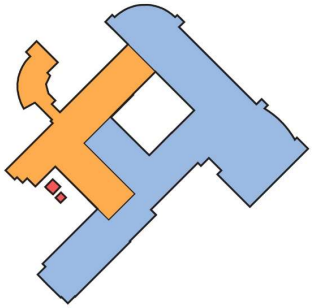
Existing Building
New Building
Addition
Renovation
Demolition

Phase 5



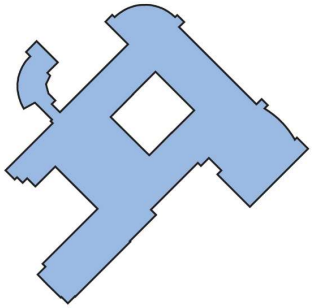
Admin/gym/media center renovation

Phase 6



University Boulevard renovation

Building Complete



Building complete + site work

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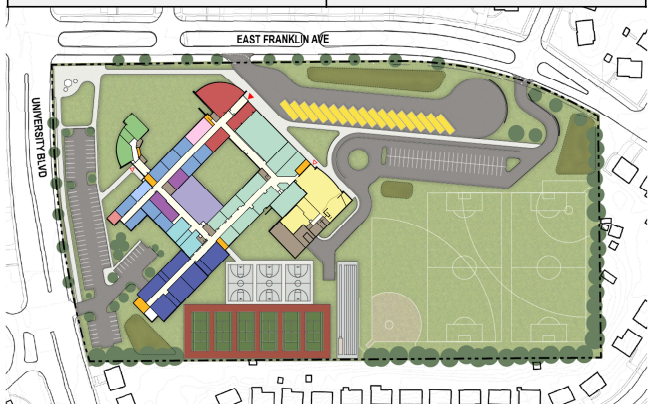
APPROACH 1: RENEWAL (0% DEMO)

Pros & Cons

	RENEWAL 0% BUILDING DEMO
DEMOLITION	-
RENOVATION	152,030
ADDITION	-
TOTAL	152,030
NET TO GROSS EFFICIENCY	66.5%
BUILDING GOALS	●●●○○○
SITE GOALS	●●●●○○
COMMUNITY	●●●◐○○
SUSTAINABILITY	●●●◐○○
COST	●●●●●◐
PHASED OCCUPIED	●●●●○○
OVERALL	●●●●○○



PROS

BUILDING/PLAN
- 20th century layout minimizes unprogrammed areas

PHASED OCCUPIED CONSTRUCTION
- Shortest timeline of renovation concepts

SITE
- Can achieve redesign of bus loop and parent loop circulation

COMMUNITY
- Walkers do NOT cross any vehicle entrances
- Least impactful construction to surrounding community/neighbors

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 and 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 using all site mounted PVs

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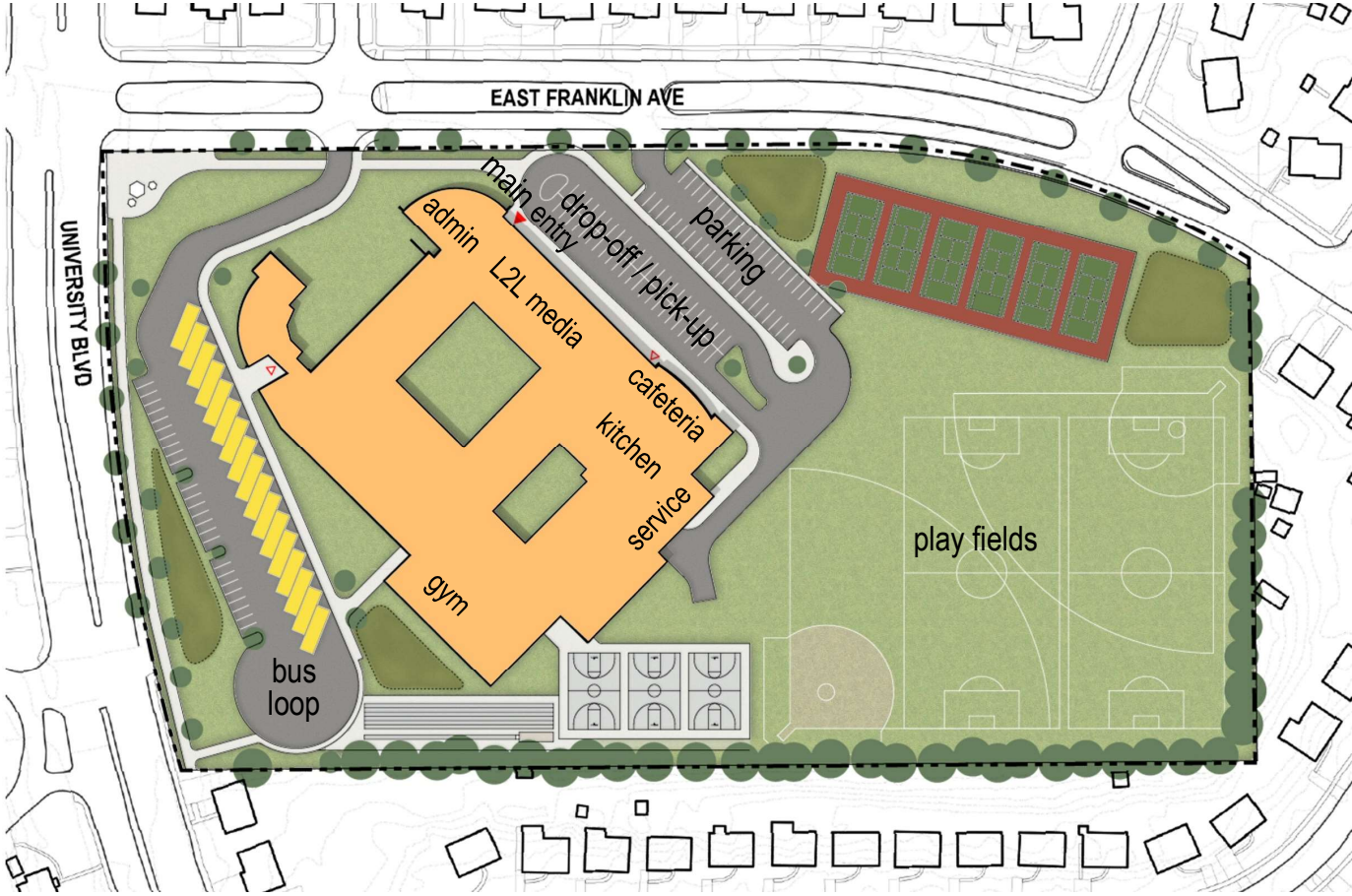
APPROACH 2: REN/ADD (25% DEMO)

Site Plan

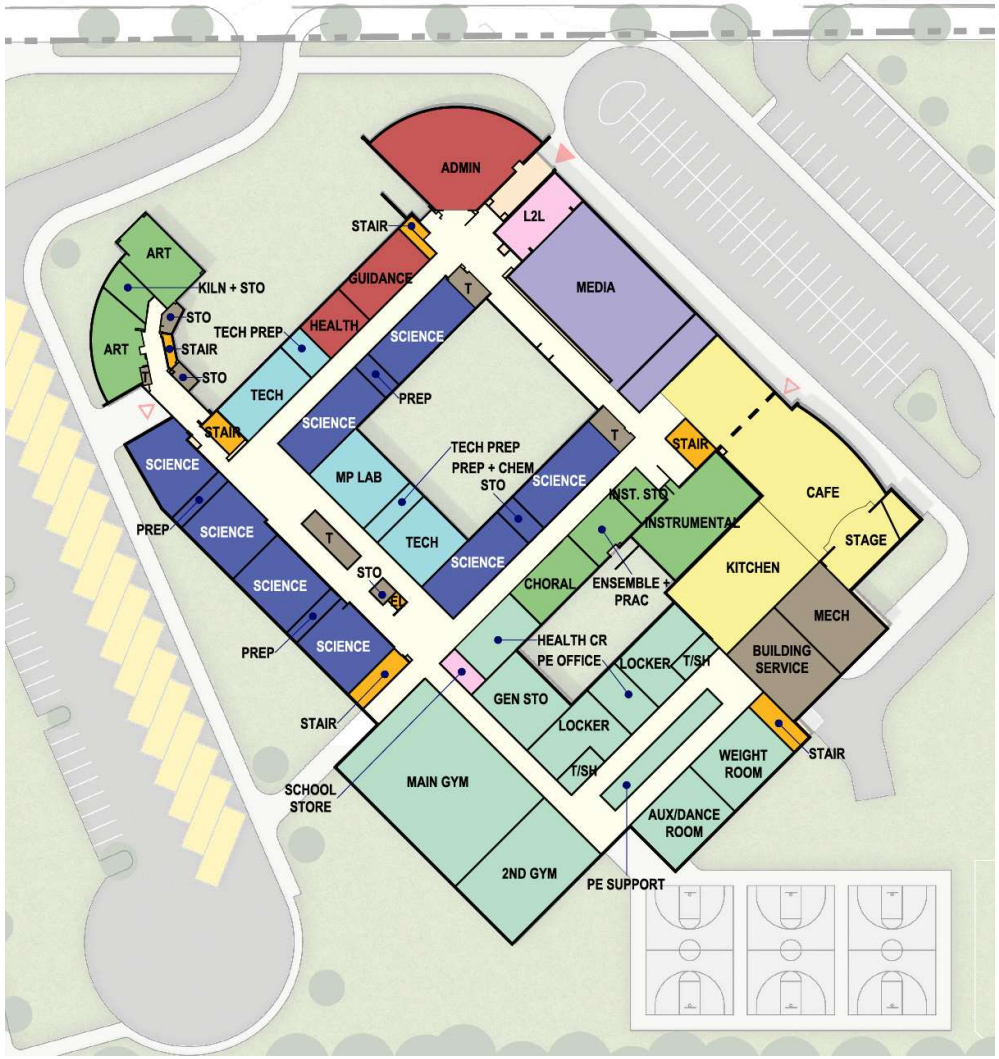
- Renovation / Addition
- Relocate bus loop and staff parking along University Blvd
- Provide new civic front along University Blvd
- Pedestrians from University Blvd cross bus traffic only
- Relocate drop-off / pick-up loop parking along East Franklin Ave
- Main entry adjacent drop off loop, facing East Franklin Ave and controlled by admin
- L2L on prominent exterior facade
- Maintain exiting courtyard for educational opportunities
- Gym adjacent play fields
- Maintain location of play fields / courts
- Service adjacent kitchen



APPROACH 2: REN/ADD (25% DEMO)

Floor Plans

1st Floor



2nd Floor

APPROACH 2: REN/ADD (25% DEMO)

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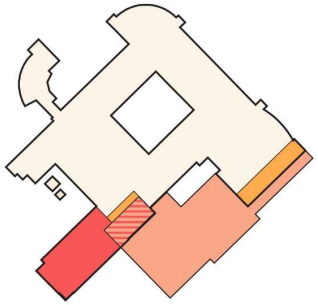
Phasing

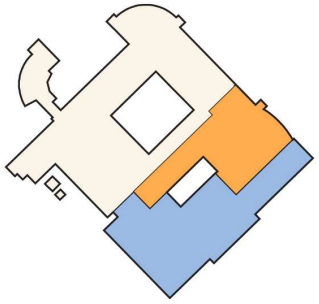
Phase	Year 1			Year 2			Year 3			Year 4			Year 5
	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer
25% Demolition Concept - 4+ year (5 Summer) Duration													
1	Gym Addition & Central Plant												
2						Cafeteria/Music Renc							
3								Science/Media Reno					
4									Admin/Guid. Reno				
5										University Blvd Addition			
6													Pave Site

Phase 1



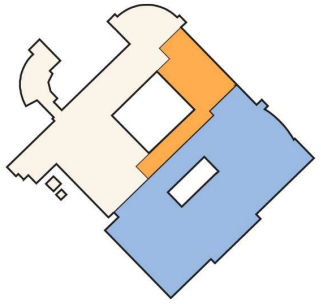
Gym addition & central plant

Phase 2



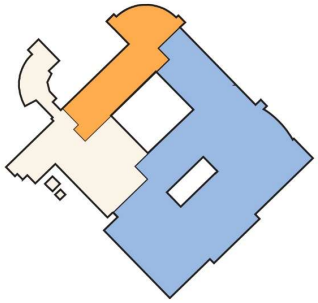
Cafeteria/music wing renovation

Phase 3



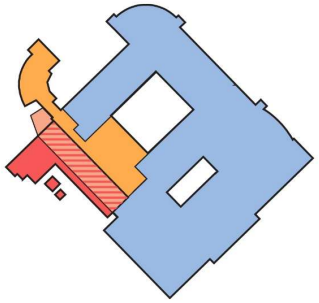
Science wing/media center renovation

Phase 4



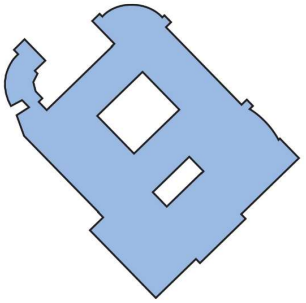
Admin/guidance suite renovation

Phase 5



University Boulevard addition

Building Complete



Building complete + site work

- Existing Building
- New Building
- Addition
- Renovation
- Demolition

APPROACH 2: REN/ADD (25% DEMO)

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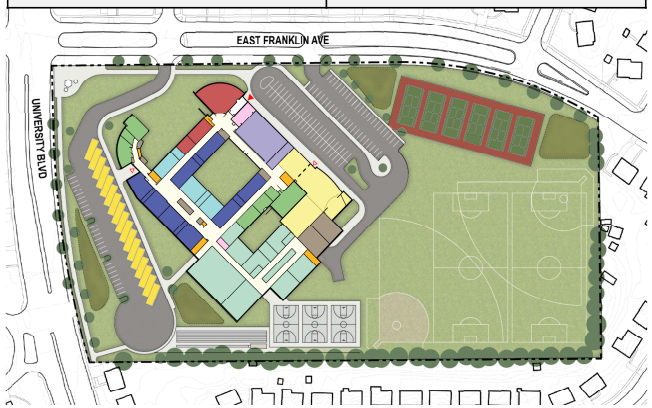
Pros & Cons

	REN/ADD 25% BUILDING DEMO
DEMOLITION	39,896
RENOVATION	112,134
ADDITION	57,630
TOTAL	169,764
NET TO GROSS EFFICIENCY	66.0%
BUILDING GOALS	●●●◐○○
SITE GOALS	●●●●◐○
COMMUNITY	●●●●○○
SUSTAINABILITY	●●●●○○
COST	●●●●●◐
PHASED OCCUPIED	●●●◐○○
OVERALL	●●●●○○



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 required to achieve Net Zero

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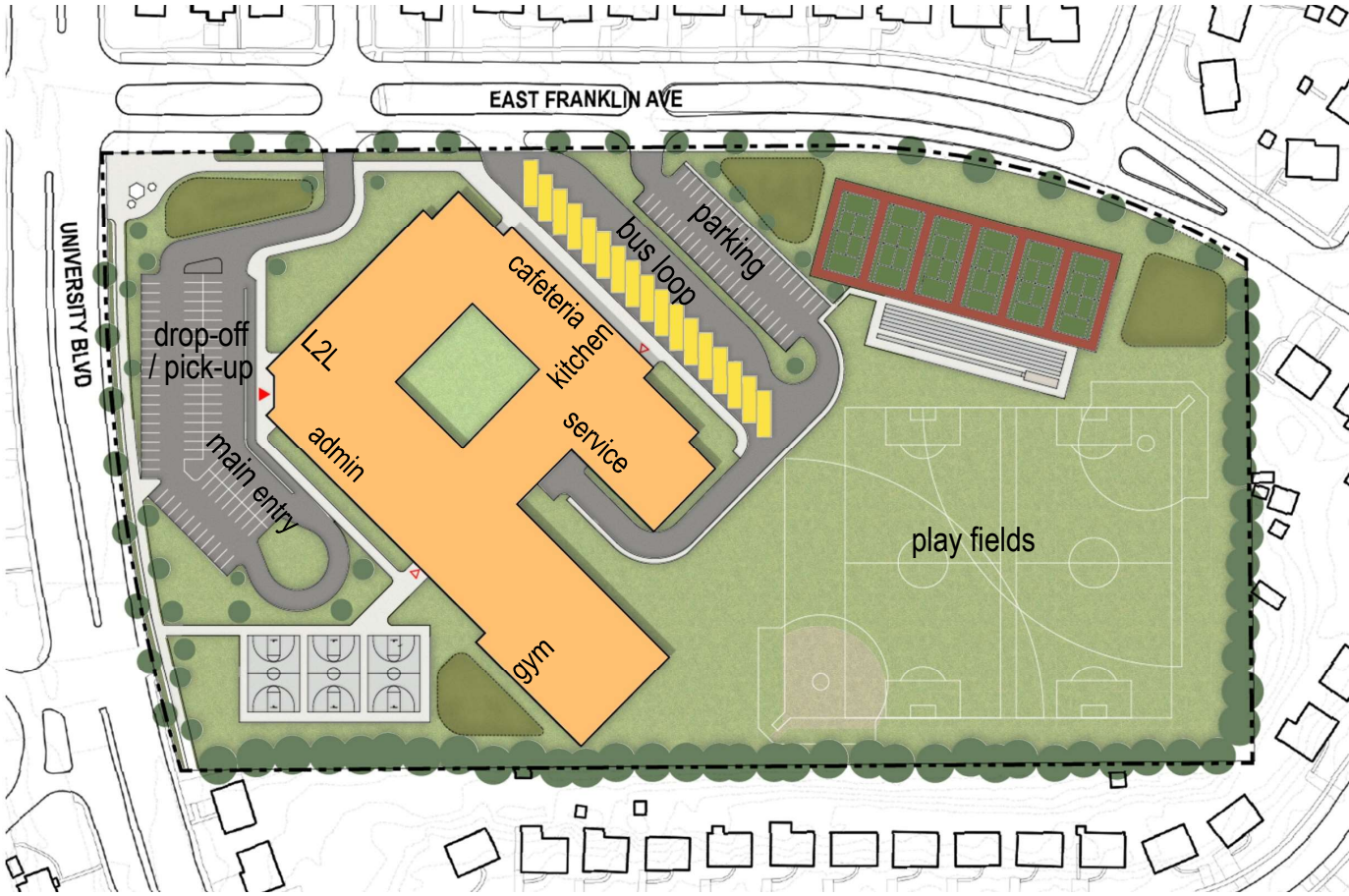
APPROACH 3: REN/ADD (60% DEMO)

Site Plan

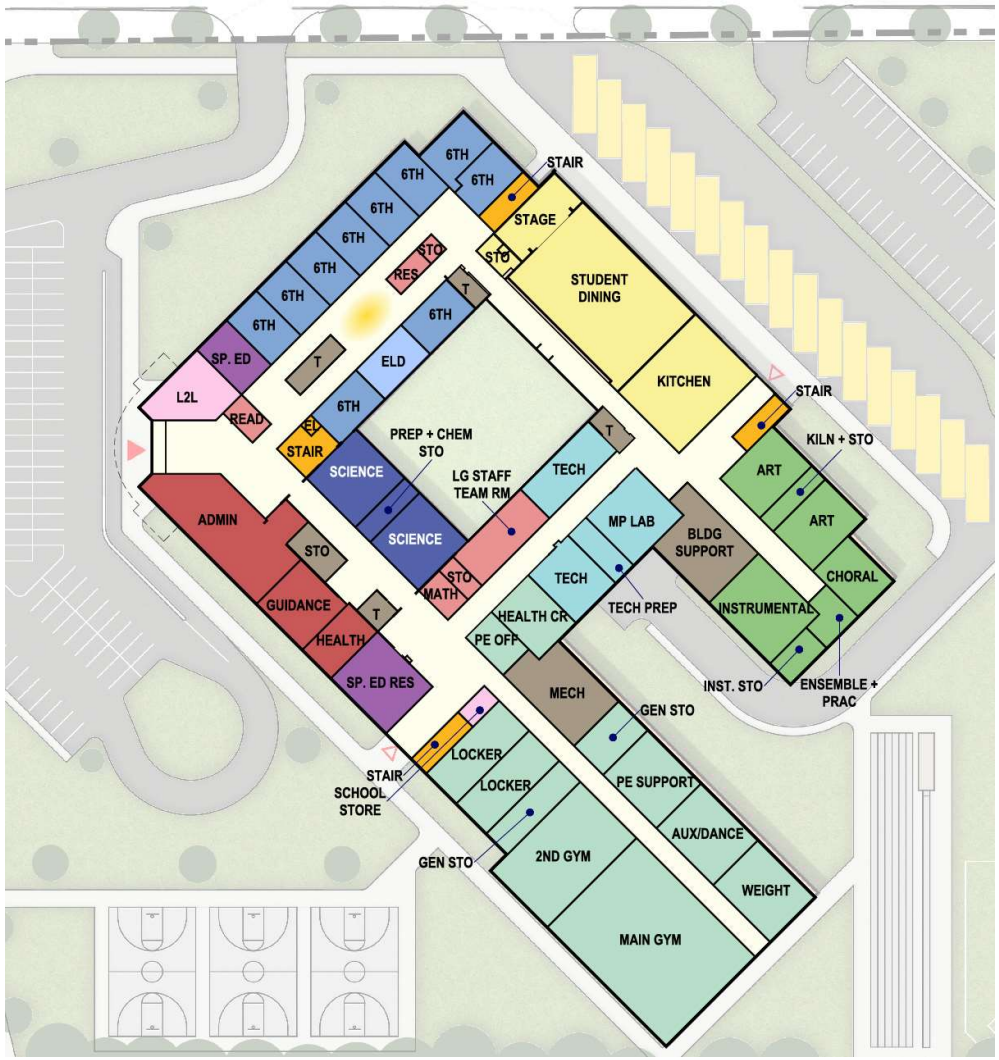
- Renovation / Addition
- Reconfigure drop-off / pick-up loop along University Blvd
- Relocate main entry adjacent parent drop-off / pick-up, facing University Blvd and controlled by admin
- Pedestrians from University Blvd cross automobile traffic
- Provide new civic front along University Blvd
- Reconfigure bus loop and parking along East Franklin Ave
- Maintain exiting courtyard for educational opportunities
- Maintain location of play fields / courts
- L2L on prominent exterior facade
- Gym adjacent play fields
- Service remote from kitchen



APPROACH 3: REN/ADD (60% DEMO)

Floor Plans

1st Floor



2nd Floor

APPROACH 3: REN/ADD (60% DEMO)

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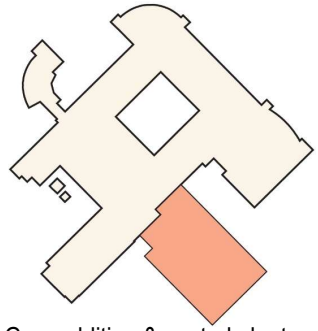
Phasing

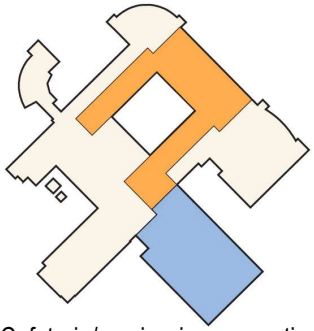
Phase	Year 1			Year 2			Year 3			Year 4			Year 5
	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer
60% Demolition Concept - 4+ year (5 Summer) Duration													
1	Gym Addition & Central Plant												
2						New Cafeteria & Courtyard Reno							
3A								Demo old Cafeteria/Art addition					
3B								Demo old Admin & Guidance / CR addition					
4											University Blvd Addition		
5													Pave Site

Phase 1



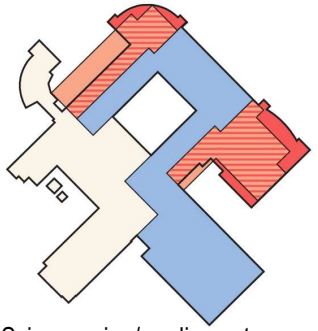
Gym addition & central plant

Phase 2



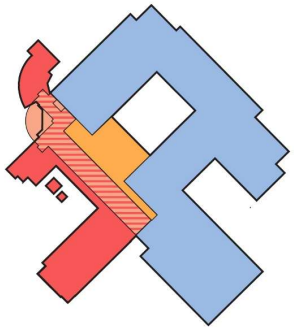
Cafeteria/music wing renovation

Phase 3



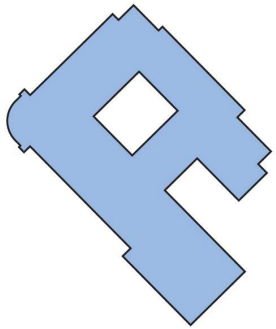
Science wing/media center renovation

Phase 4



University Boulevard addition

Building Complete



Building complete + site work

- Existing Building
- New Building
- Addition
- Renovation
- Demolition

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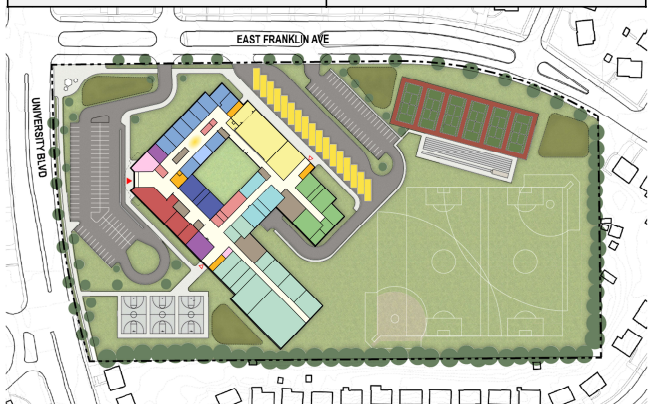
APPROACH 3: REN/ADD (60% DEMO)

Pros & Cons

	REN/ADD 60% BUILDING DEMO
DEMOLITION	88,316
RENOVATION	63,714
ADDITION	103,348
TOTAL	167,062
NET TO GROSS EFFICIENCY	64.4%
BUILDING GOALS	●●●●○○
SITE GOALS	●●●●●○
COMMUNITY	●●●●○○
SUSTAINABILITY	●●●●◐○
COST	●●●●●○
PHASED OCCUPIED	●●●◐○○
OVERALL	●●●●◐○



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

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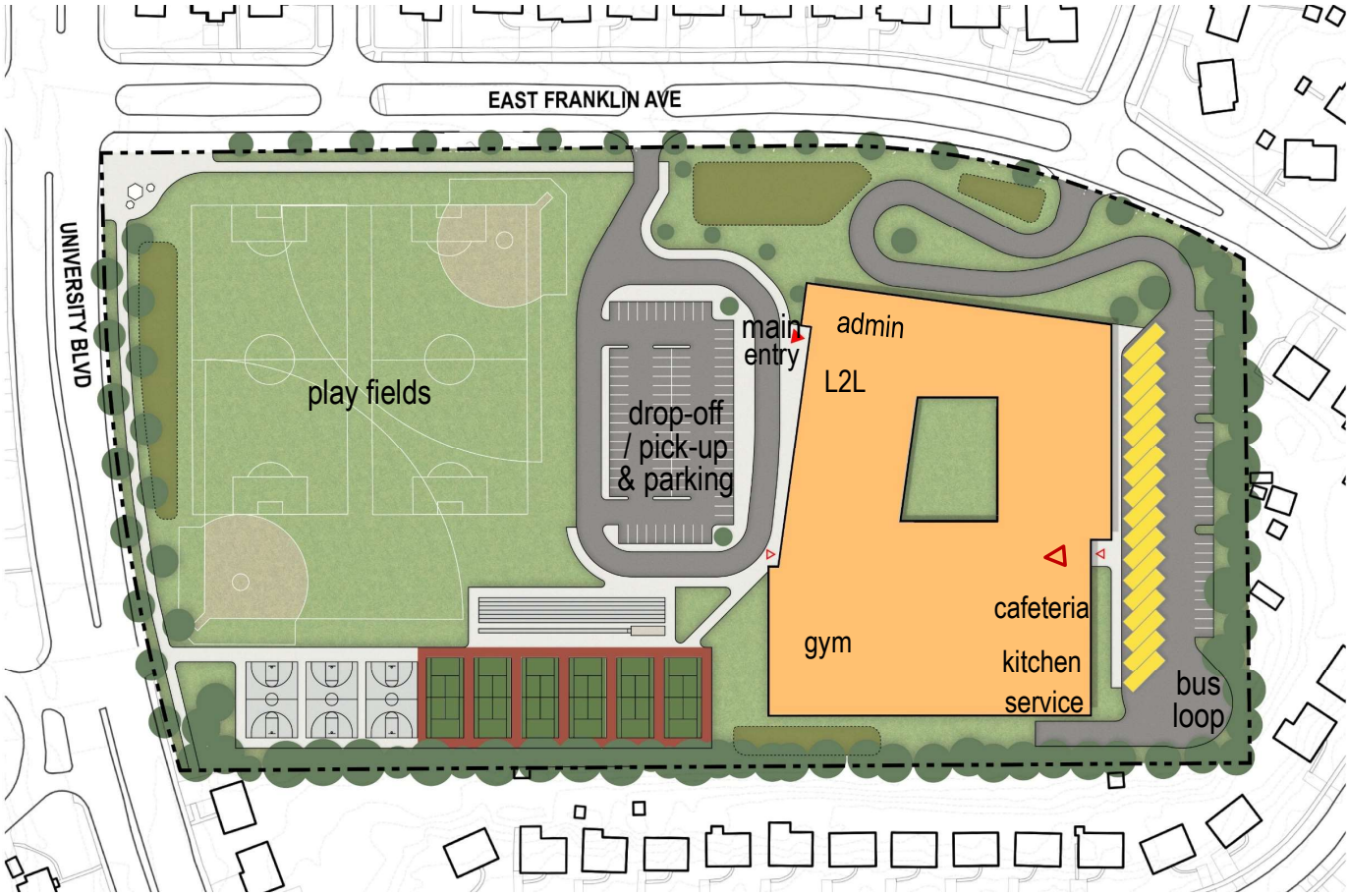
APPROACH 4: REPLACE (2 STORY)

Site Plan

- Replacement
- New drop-off / pick-up loop between play fields and new building
- Main entry adjacent parent drop-off / pick-up, facing University Blvd and controlled by admin
- Pedestrians from University Blvd cross automobile traffic
- Bus loop and staff parking on east side of new building
- Create new courtyard for educational opportunities
- Create new supervisable play fields along University Blvd
- Gym adjacent play fields
- Service in back corner of site

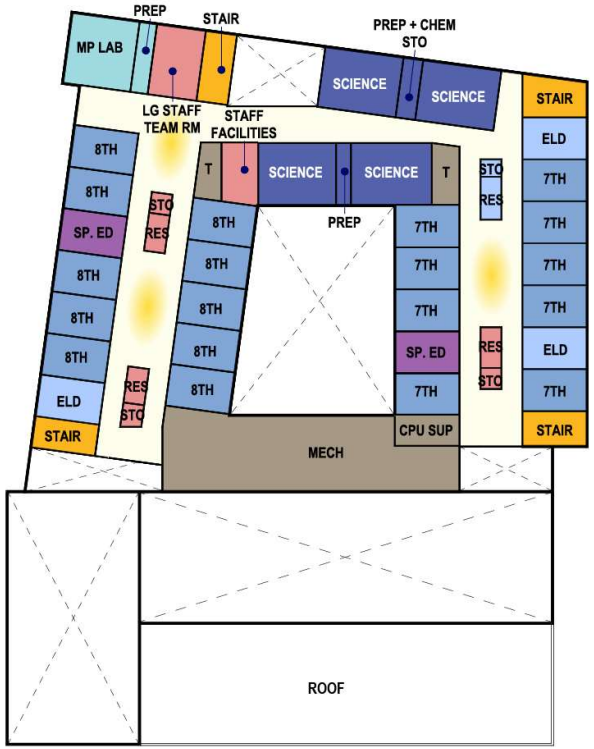


APPROACH 4: REPLACE(2 STORY)

Floor Plans

1st Floor

2nd Floor

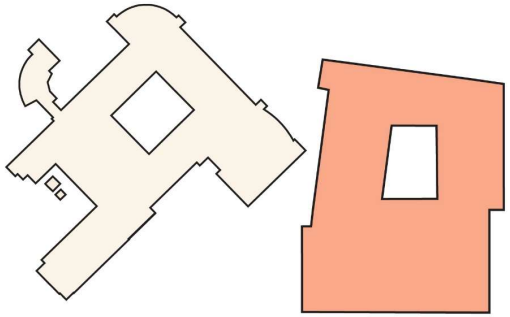


APPROACH 4: REPLACE (2 STORY)

Phasing

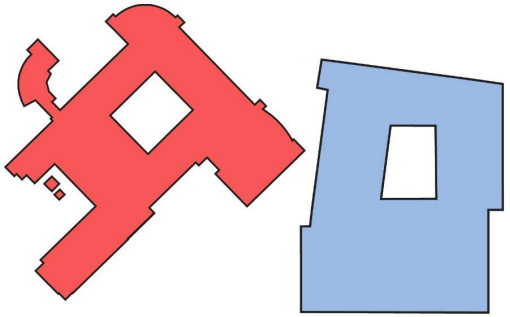
Phase	Year 1			Year 2			Year 3			Year 4			Year 5
	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer
Replacement Concept - 2+ year (3 summer) Duration													
1	Build Replacement School												
2							Pave Site						
3							Demo old Building & Fields						

Phase 1



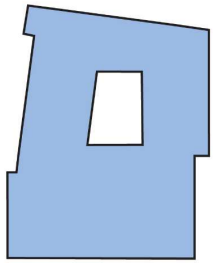
Build replacement school

Phase 2



Demolish old school

Building Complete



Site work

- Existing Building
- New Building
- Addition
- Renovation
- Demolition

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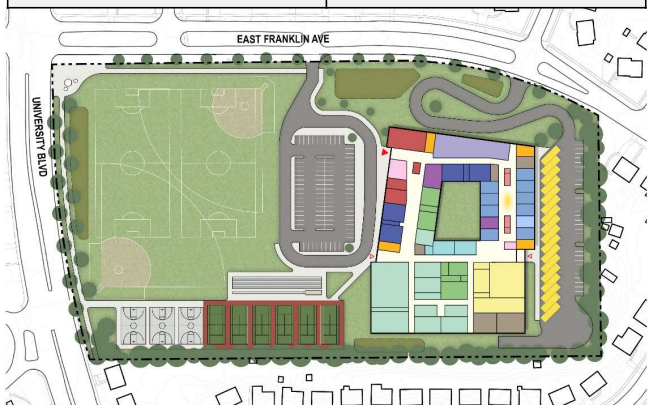
APPROACH 4: REPLACE (2 STORY)

Pros & Cons

	REPLACEMENT A 2 STORY
DEMOLITION	152,030
RENOVATION	-
ADDITION	160,115
TOTAL	160,115
NET TO GROSS EFFICIENCY	67.6%
BUILDING GOALS	●●●●●◐
SITE GOALS	●●●●●◐
COMMUNITY	●●●●●◐
SUSTAINABILITY	●●●●●◐
COST	●●●●●○
PHASED OCCUPIED	●●●●●○
OVERALL RATING	●●●●●◐



PROS

BUILDING/PLAN
- Idealized superteam layouts
- Loop circulation

SITE
- Maximizes site programming area

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

COMMUNITY
- Playfields visible for afterhours use

SUSTAINABILITY
- Net-Zero Ready

COST
- Lowest lifecycle / operational cost

CONS

PHASED OCCUPIED CONSTRUCTION
- No playfields during construction

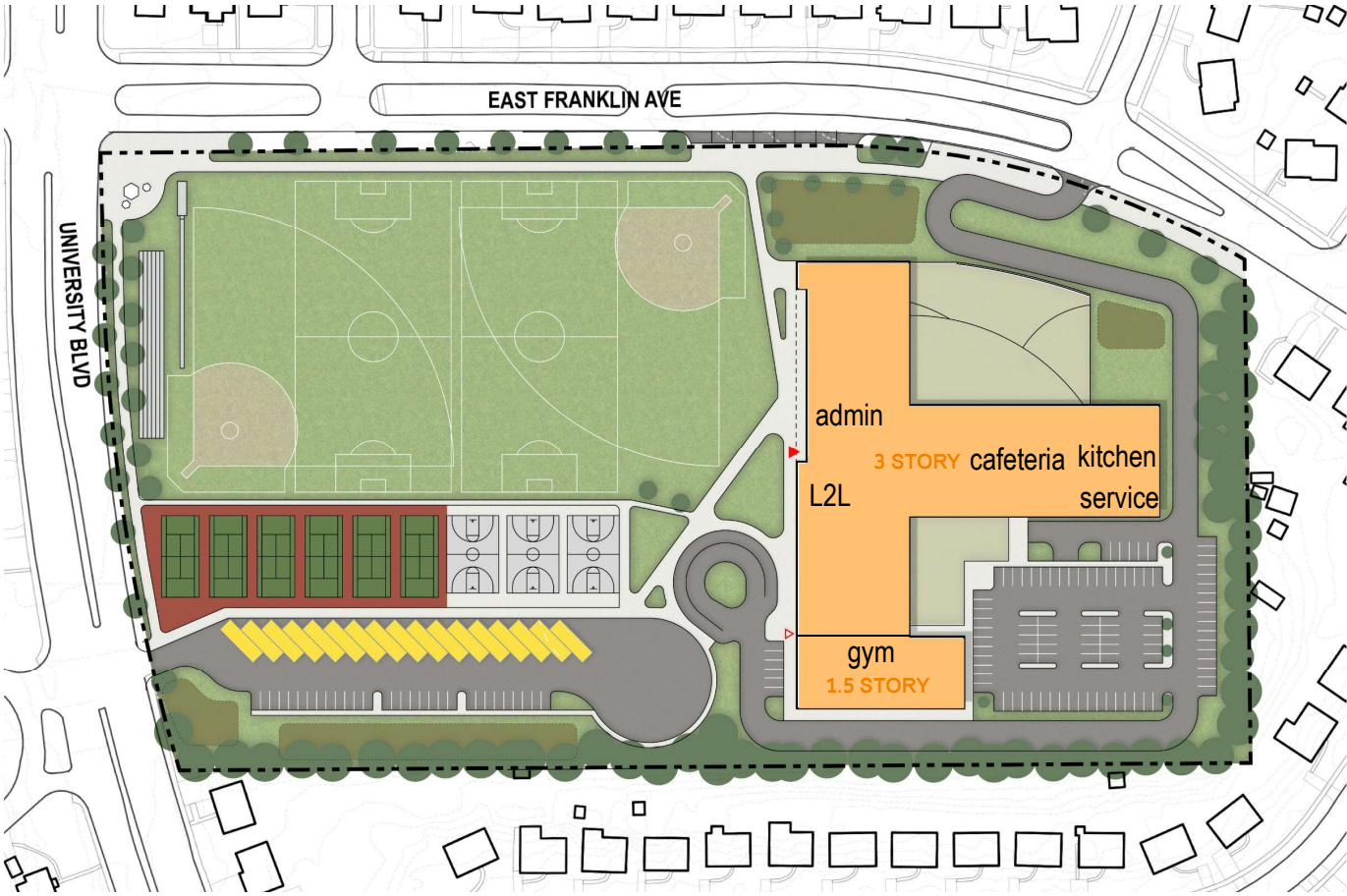
COMMUNITY
- Walkers cross drop off loop entrance
- Building closer to Curran Road
- Prominent car infrastructure

SUSTAINABILITY
- No reuse of existing steel or concrete

APPROACH 5: REPLACE (3 STORY)

Site Plan

- Replacement
- Pedestrians from University Blvd do not cross any vehicle entrances
- New bus loop and staff parking accessed from University Blvd
- Drop-off / pick-up loop by bus loop, accessed from East Franklin Ave
- Service and Primary parking lot in back corner of site
- Create new courtyard for educational opportunities
- Create new supervisable play fields along University Blvd

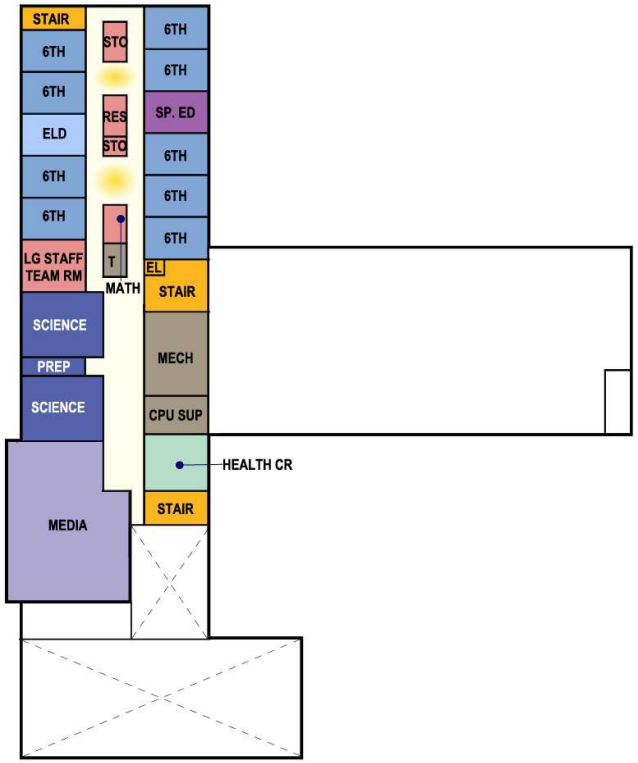


APPROACH 5: REPLACE(3 STORY)

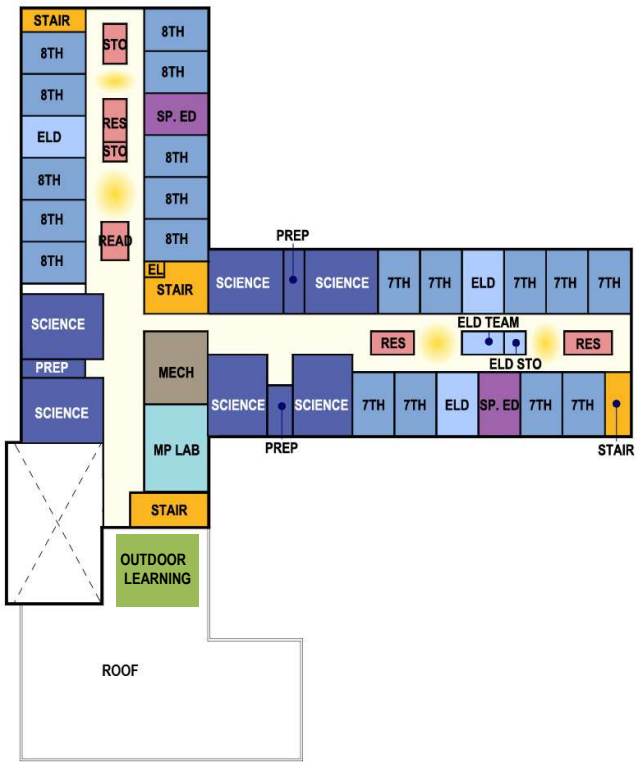
Floor Plans

1st Floor

2nd Floor



3rd Floor

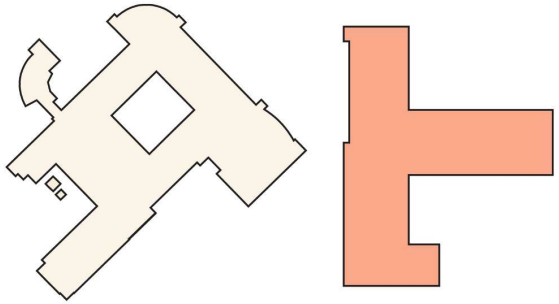


APPROACH 5: REPLACE(3 STORY)

Phasing

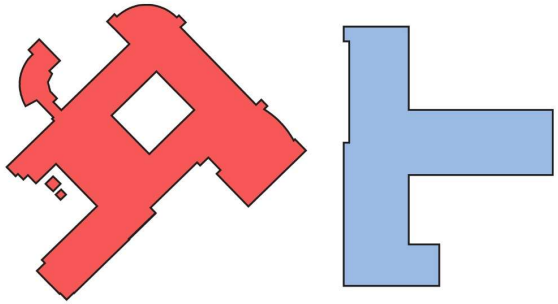
Phase	Year 1			Year 2			Year 3			Year 4			Year 5
	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer	Fall	Spring	Summer
Replacement Concept - 2+ year (3 summer) Duration													
1	Build Replacement School												
2							Pave Site						
3							Demo old Building & Fields						

Phase 1



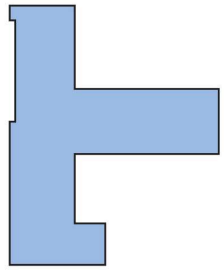
Build replacement school

Phase 2



Demolish old school

Building Complete



Site work

- Existing Building
- New Building
- Addition
- Renovation
- Demolition

APPROACH 5: REPLACE (3 STORY)

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	REPLACEMENT B 3 STORY
DEMOLITION	152,030
RENOVATION	-
ADDITION	162,809
TOTAL	162,809
NET TO GROSS EFFICIENCY	66.5%
BUILDING GOALS	●●●●●◐
SITE GOALS	●●●●●◐
COMMUNITY	●●●●●○
SUSTAINABILITY	●●●●●◐
COST	●●●●●○
PHASED OCCUPIED	●●●●●○
OVERALL	●●●●●◐

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

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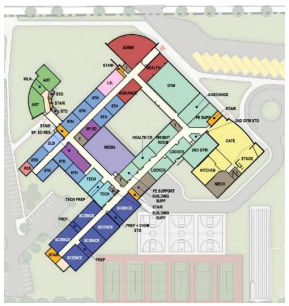
SUMMARY

Approach Discussion





Area Comparison		RENEWAL 0% BUILDING DEMO	REN/ADD 25% BUILDING DEMO	REN/ADD 60% BUILDING DEMO	REPLACEMENT A 2 STORY	REPLACEMENT B 3 STORY
	DEMOLITION	**-**	**39,896**	**88,316**	**152,030**	**152,030**
	RENOVATION	**152,030**	**112,134**	**63,714**	**-**	**-**
	ADDITION	**-**	**57,630**	**103,348**	**160,115**	**162,809**
	TOTAL	**152,030**	**169,764**	**167,062**	**160,115**	**162,809**
	NET TO GROSS EFFICIENCY	**66.5%**	**66.0%**	**64.4%**	**67.6%**	**66.5%**
	BUILDING GOALS	●●●○○○	●●●◐○○	●●●●○○	●●●●●◐	●●●●●◐
	SITE GOALS	●●●●○○	●●●●◐○	●●●●●○	●●●●●◐	●●●●●◐
	COMMUNITY	●●●◐○○	●●●●○○	●●●●○○	●●●●●◐	●●●●●○
	SUSTAINABILITY	●●●◐○○	●●●●○○	●●●●◐○	●●●●●◐	●●●●●◐
	COST	●●●●●◐	●●●●●◐	●●●●●○	●●●●●○	●●●●●○
	PHASED OCCUPIED	●●●●○○	●●●◐○○	●●●◐○○	●●●●●○	●●●●●○
	OVERALL	●●●●○○	●●●●○○	●●●●◐○	●●●●●◐	●●●●●◐

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NEXT STEPS

Prepare Final Study Document

- Finalize cost estimates
- Finalize energy models
- Consolidate stakeholder feedback and develop final pros and cons
- Present Feasibility Study to Board of Education
- Submit Feasibility Study to state funding entity (MD IAC)