



CENTER Elementary School

Feasibility Study and Schematic Design

Center School Site – 1C+25

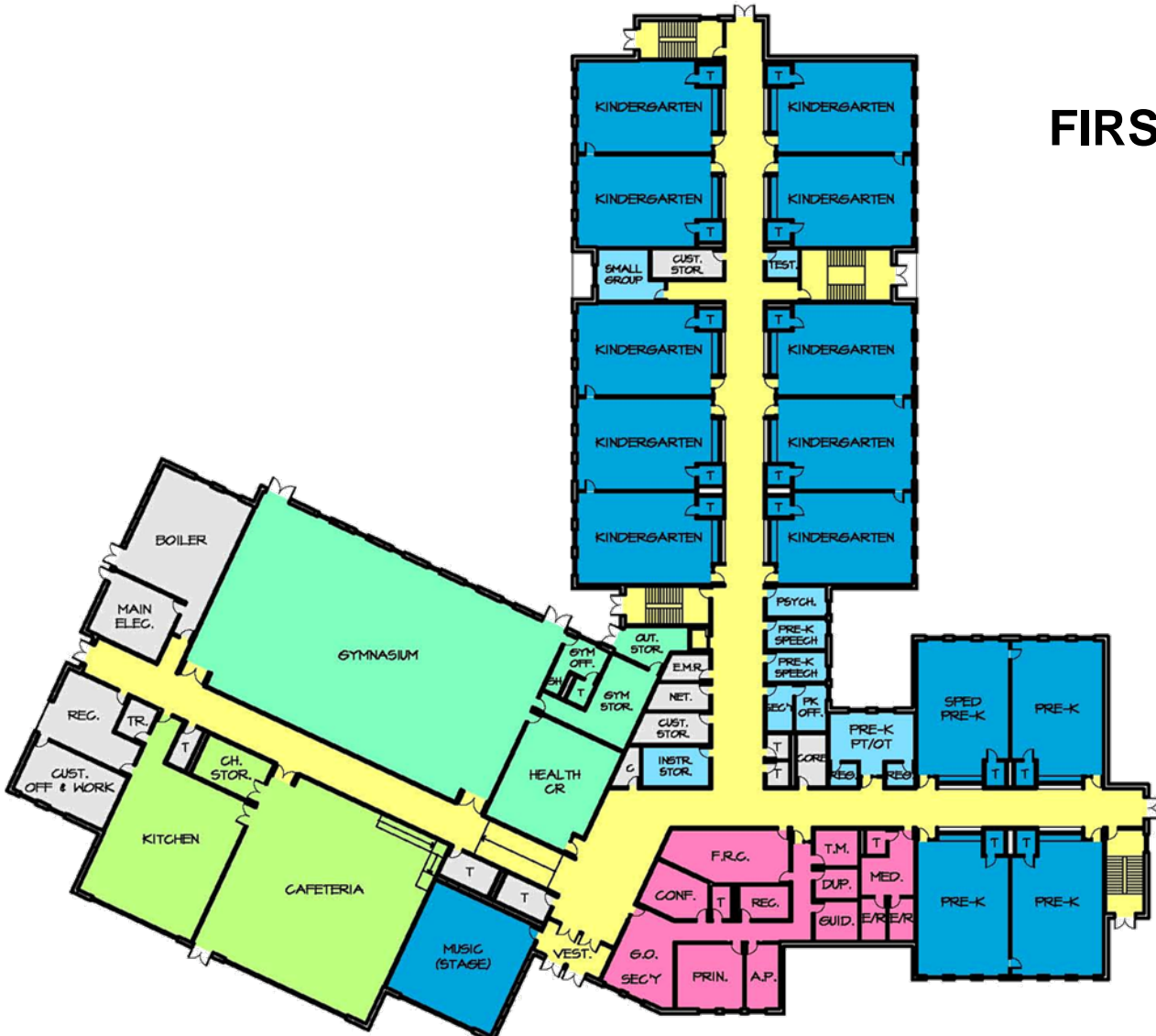
Reno Hist / New Sch. w/ 25 Ash St. Prop.

Evaluation Criteria	Rating
Program Accommodation	
Costs (above baseline)	+53M
	Site acquisition
Schedule	Construction, road, soft costs, site prep, contingency.
	two phases - 24 months (demo/site package)
Disruption to Education during construction	Large construction project ongoing next to existing school, space from separate construction access via 25 Ash
Construction Impact to Neighbors	Site development will necessitate blasting of ledge. Significant introduction of construction traffic. Normal construction impacts on nearby neighbors - dust, noise, etc. Access/Placement in back alleviates a bit
After Construction Effect on Traffic	Should be able to improve onsite circulation. No new traffic impacts
Site Planning	Same as 1a although Access Rd. will help significantly. Public Safety officials prefer location and require complete, paved access road around building
Site Acquisition Complexity	25 Ash St. acquisition, or if developed slightly more complex
Town Permitting: Construction & Conservation	Will need to engage Historic Commission on Center School redevelopment
Long Range Planning / Town wide vision	Keeps school in Center. "School on the Common." Community character. Neighbors like having school. Leave other sites for other future town uses.
School Future Growth and Flexibility	Minimal to no future growth on constrained site, but leaves what options to Center School? question
District Operations	Status quo = all new/energy eff/c/low maint
Public Safety recommendation	stated preference of Police and Fire



Center School Site – 1C+25

Reno Hist / New Sch. w/ 25 Ash St. Prop.



FIRST FLOOR

Center School Site – 1C+25

Reno Hist / New Sch. w/ 25 Ash St. Prop.



SECOND FLOOR

Irvine (Hayden Rowe) Site – 3A

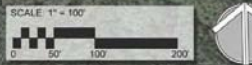
Building to North

Evaluation Criteria	Rating
Program Accommodation	
Costs (above baseline)	+52M
	site acquisition Construction, soft costs, site prep, contingency.
Schedule	one phase 18 months
Disruption to Education during construction	None
Construction Impact to Neighbors	Remote location will limit construction impacts significantly.
After Construction Effect on Traffic	Will increase traffic but on main road - likely need traffic light.
Site Planning	Pretty unlimited planning opportunities - take advantage of EMC park.
Site Acquisition Complexity	Will need to purchase property
Town Permitting: Construction & Conservation	Conservation Commission, potentially Park&Rec
Long Range Planning / Town wide vision	Would prevent negative cost-of-community services from alternate site developments. Potential bus storage on South.
School Future Growth and Flexibility	Great potential for future growth.
District Operations	New school campus
Public Safety recommendation	travel time/potential congestion for emergency response



LEGEND

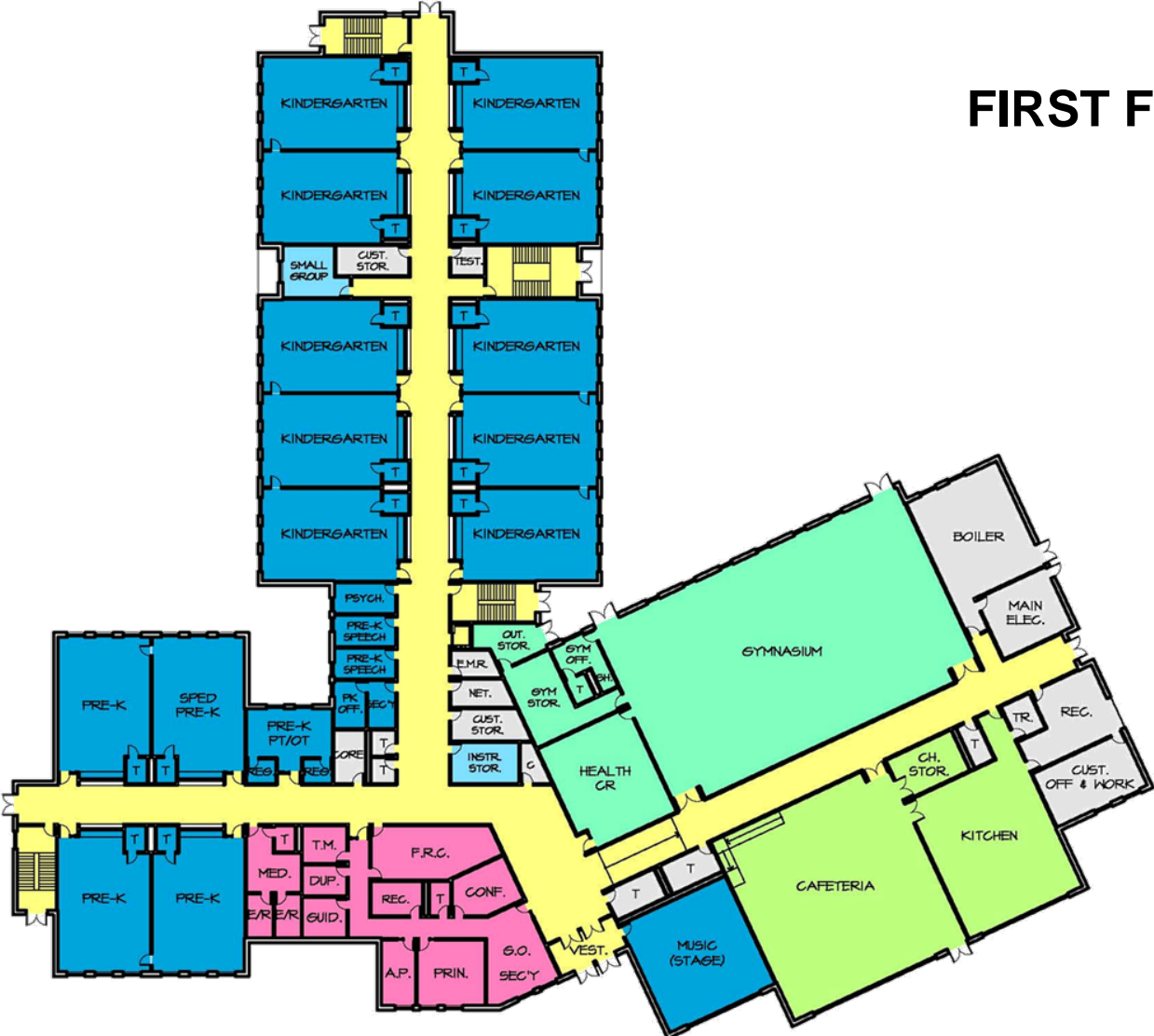
- PROPERTY LINE
- - - WETLANDS
- - - 100' BUFFER
- - - 25' BUFFER
- - - SETBACKS
- ~ CONTOURS



Irvine (Hayden Rowe) Site – 3A

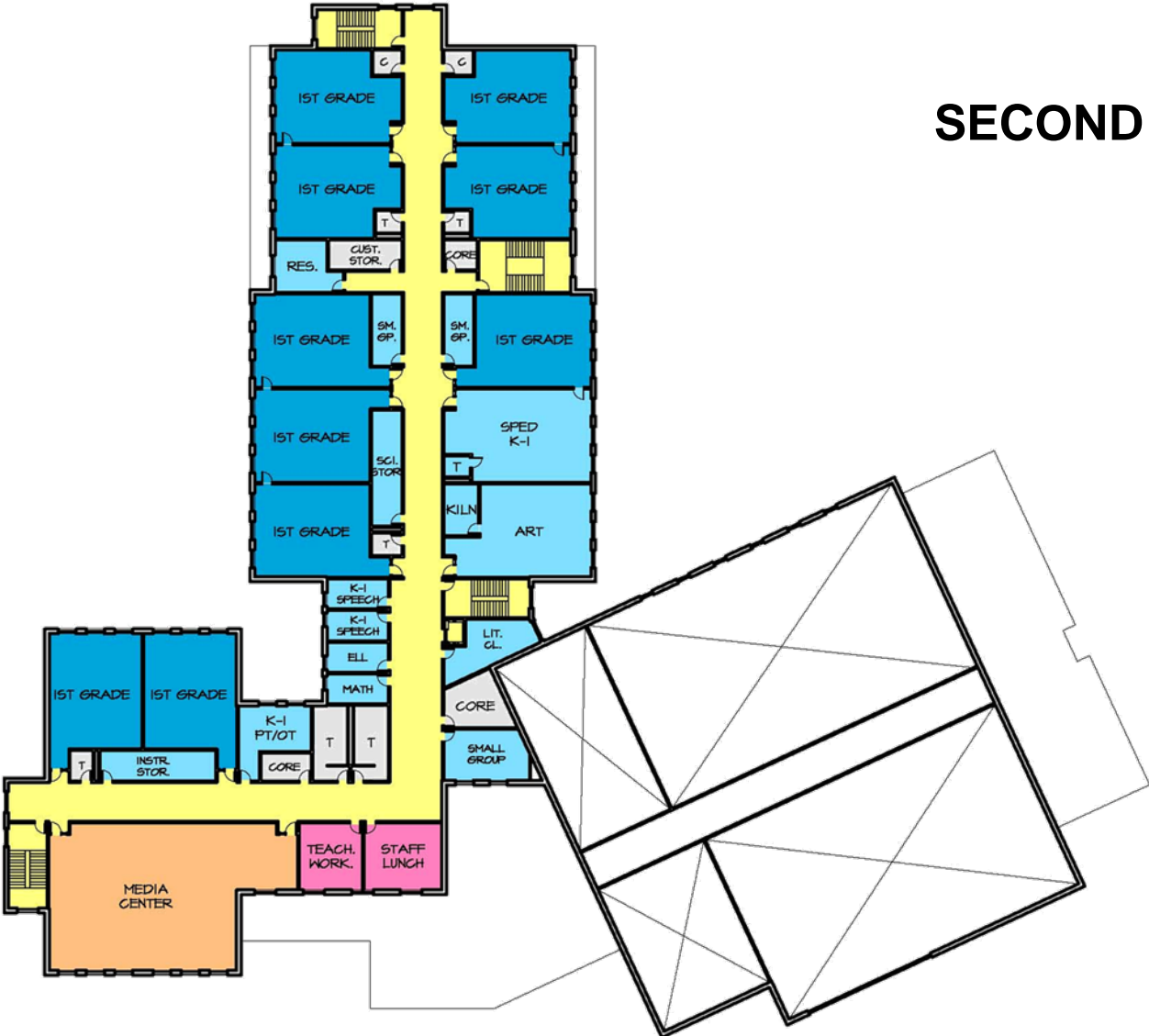
Building to North

FIRST FLOOR



Irvine (Hayden Rowe) Site – 3A

Building to North



SECOND FLOOR

Todaro Site – 4A

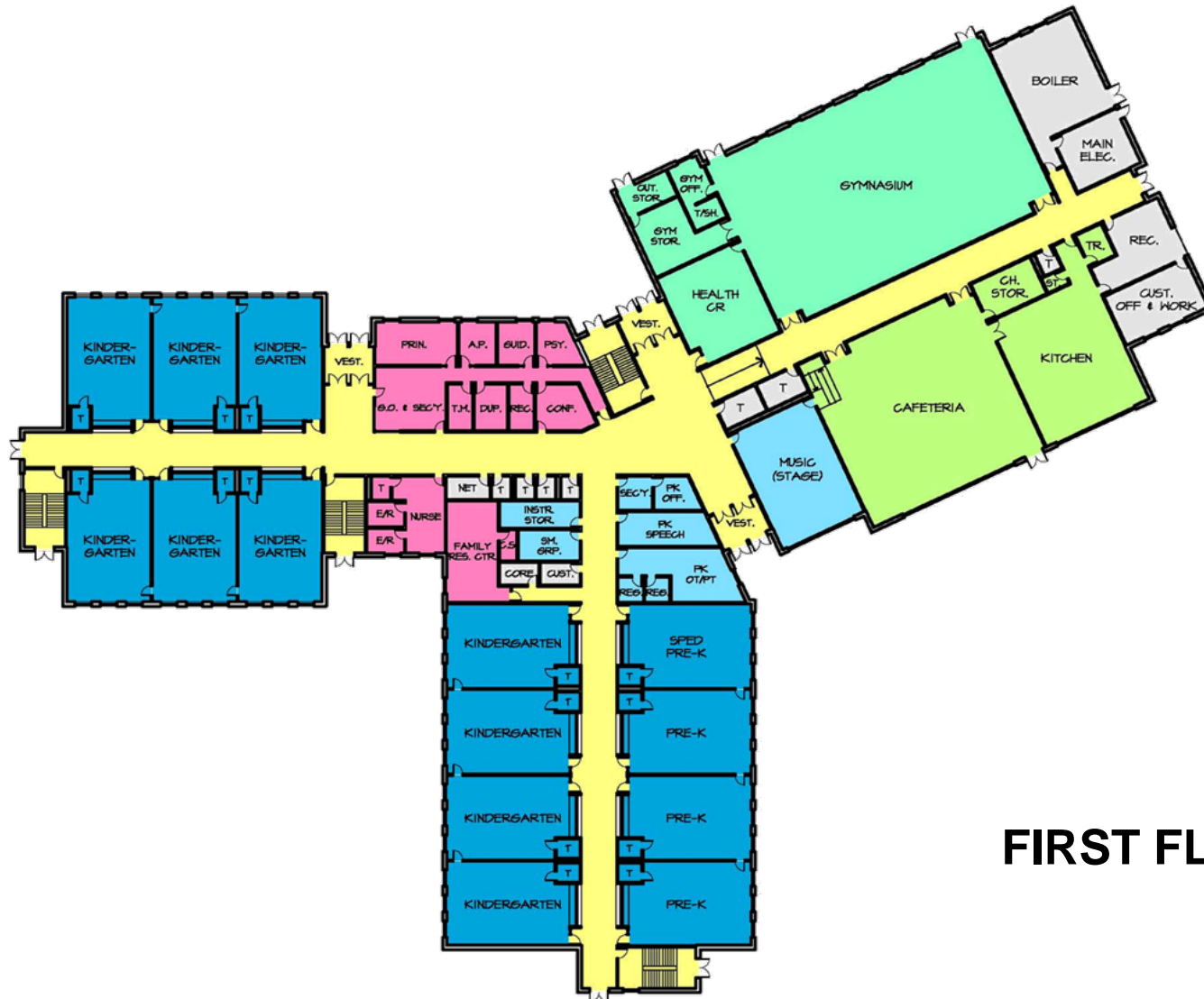
Todaro Property Only (4B w/ Town Owned Property)



Evaluation Criteria	Rating
Program Accommodation	Green
Costs (above baseline)	+2.5M
	site acquisition Construction, soft costs, site prep, contingency.
Schedule	one phase 18 months
Disruption to Education during construction	None
Construction Impact to Neighbors	Some impact on direct abutters - but fairly limited.
After Construction Effect on Traffic	Will increase traffic but on main road - likely need traffic light.
Site Planning	Fairly tight site will limit options. Long Access Rd. Single entry/exit.
Site Acquisition Complexity	Will need to purchase property. May need to discuss emergency access through private property.
Town Permitting: Construction & Conservation	Typical, potential Cons Comm
Long Range Planning / Town wide vision	Would prevent negative cost-of-community services from alternate site development
School Future Growth and Flexibility	Future growth potential, some constraints.
District Operations	New school campus
Public Safety recommendation	travel time/potential congestion for emergency response

Todaro Site – 4A

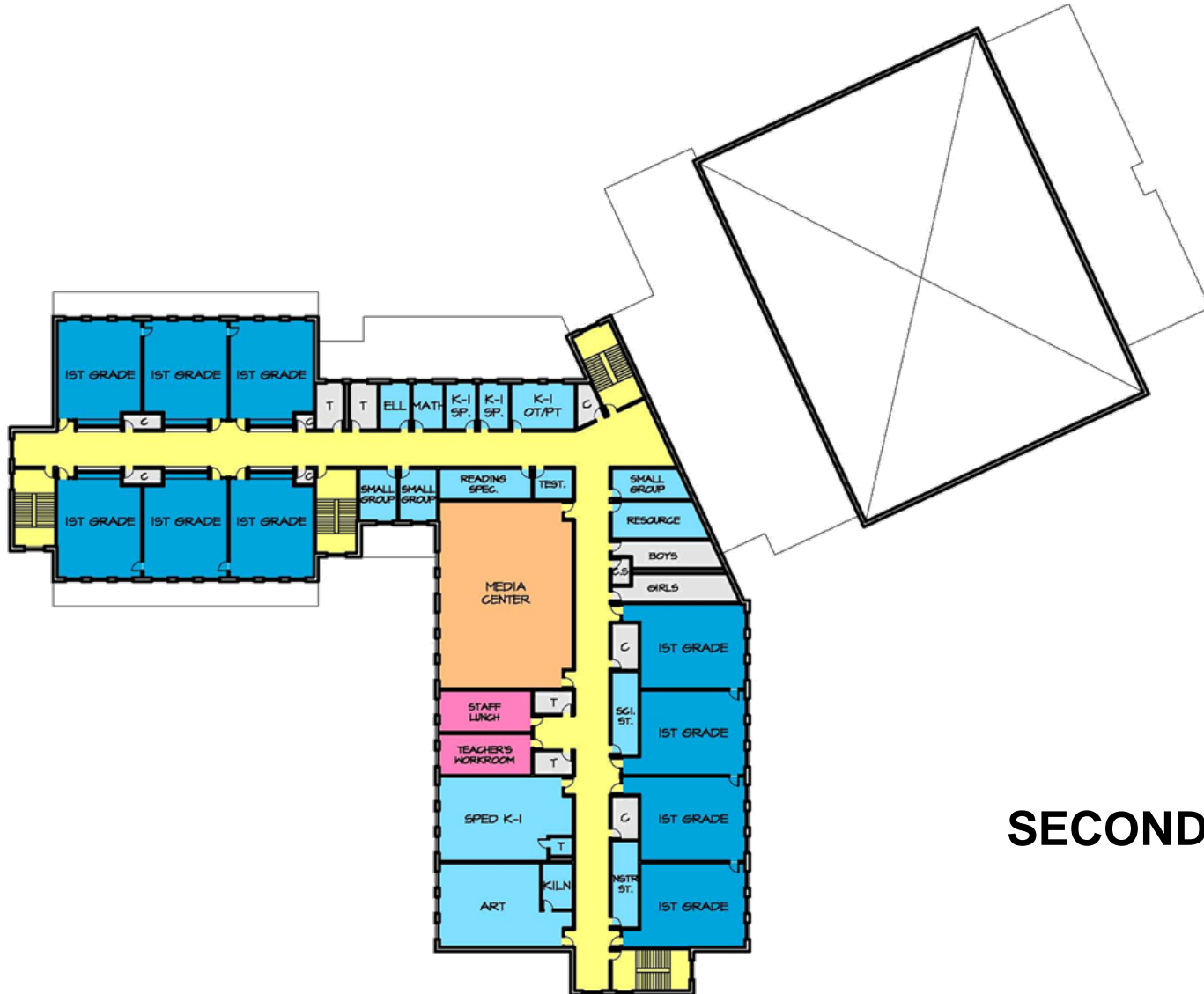
Todaro Property Only (4B w/ Town Owned Property)



FIRST FLOOR

Todaro Site – 4A

Todaro Property Only (4B w/ Town Owned Property)



SECOND FLOOR



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Construction Phasing Diagrams



Center School Site – 1C+25

PHASE 1 - SITE ENABLING

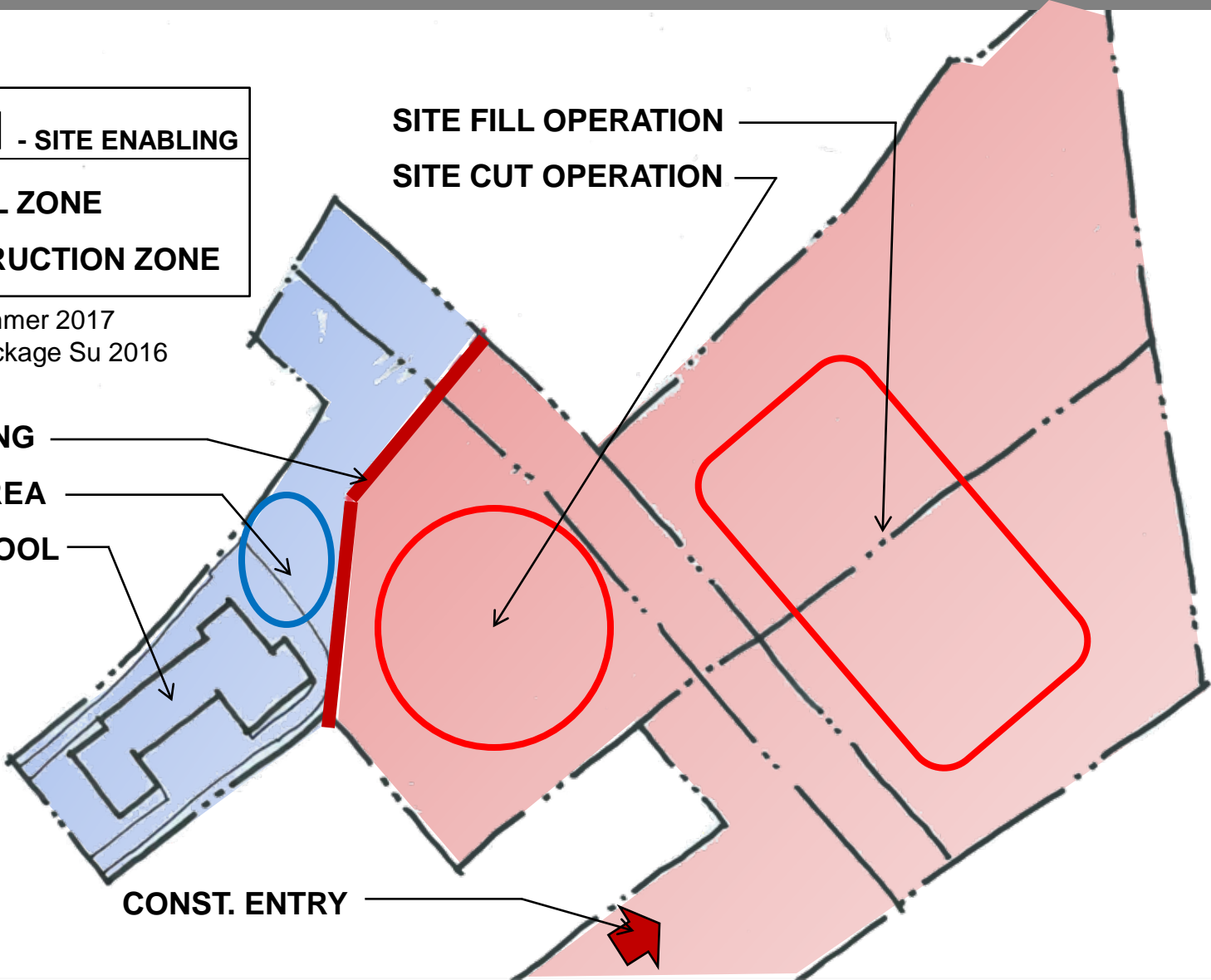
	SCHOOL ZONE
	CONSTRUCTION ZONE

8-10 weeks – Summer 2017
Possible Early Package Su 2016

- CONST. FENCING
- TEMP. PLAY AREA
- EXISTING SCHOOL



SITE FILL OPERATION
SITE CUT OPERATION

CONST. ENTRY



Center School Site – 1C+25

PHASE 2 – CONSTRUCTION

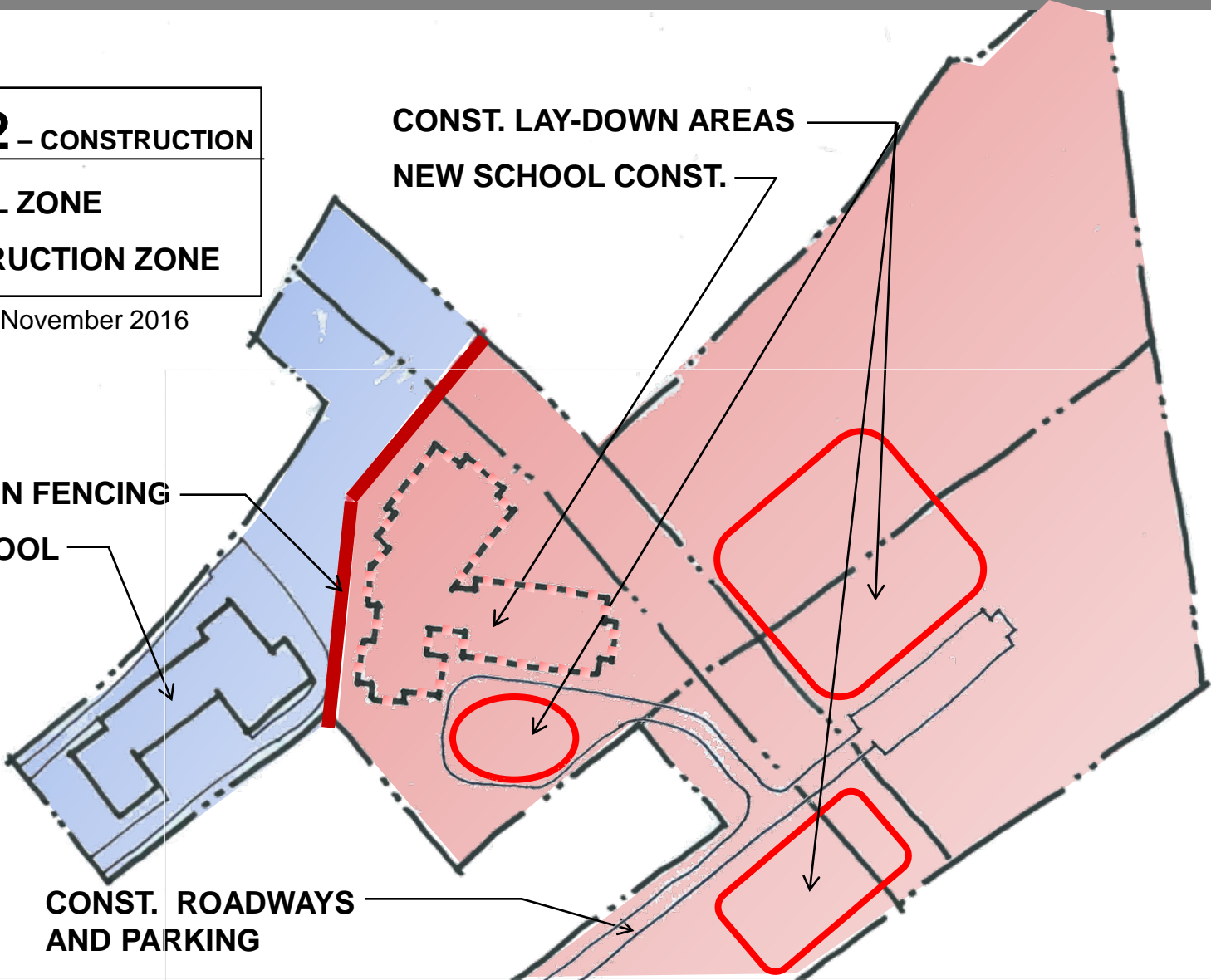
	SCHOOL ZONE
	CONSTRUCTION ZONE

18 months – Start November 2016

CONSTRUCTION FENCING
EXISTING SCHOOL

CONST. LAY-DOWN AREAS
NEW SCHOOL CONST.



CONST. ROADWAYS
AND PARKING



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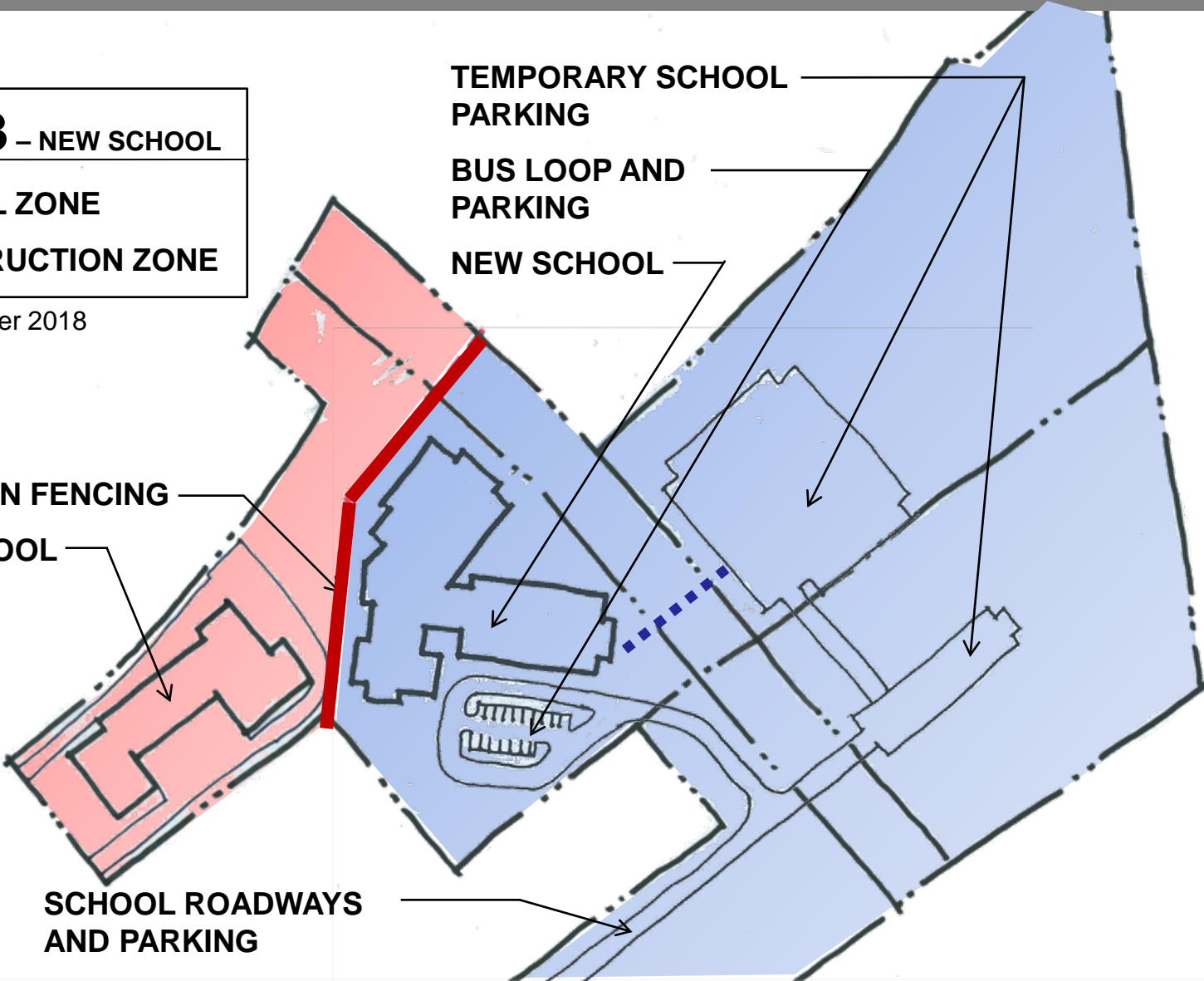
Construction Phasing Diagrams

PHASE 3 – NEW SCHOOL

	SCHOOL ZONE
	CONSTRUCTION ZONE

3 months – Summer 2018

CONSTRUCTION FENCING
EXISTING SCHOOL





TEMPORARY SCHOOL
PARKING
BUS LOOP AND
PARKING
NEW SCHOOL

SCHOOL ROADWAYS
AND PARKING

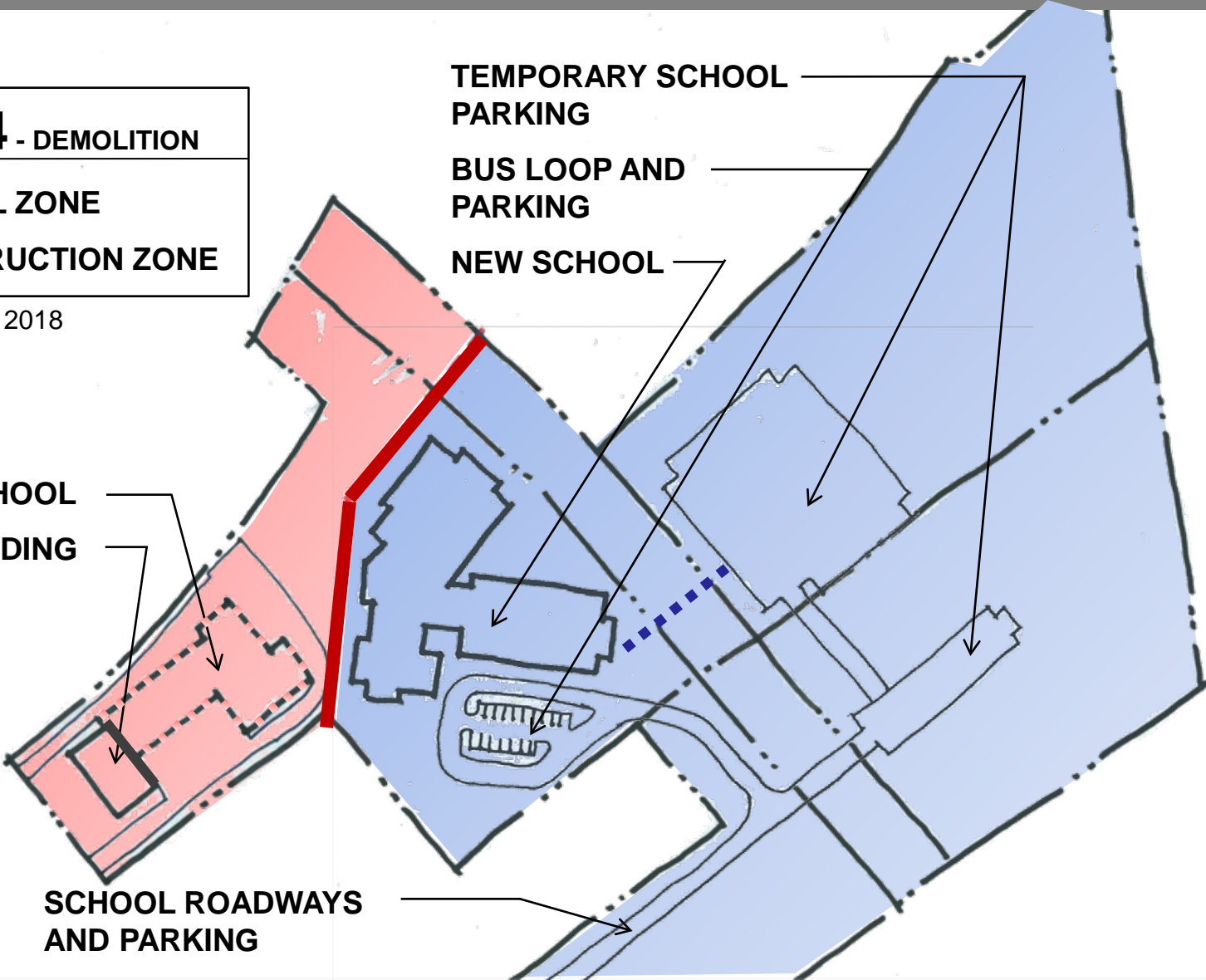
Center School Site – 1C+25

PHASE 4 - DEMOLITION

	SCHOOL ZONE
	CONSTRUCTION ZONE

3 months – Spring 2018

DEMOLISH SCHOOL
HISTORIC BUILDING



TEMPORARY SCHOOL
PARKING



BUS LOOP AND
PARKING

NEW SCHOOL

SCHOOL ROADWAYS
AND PARKING

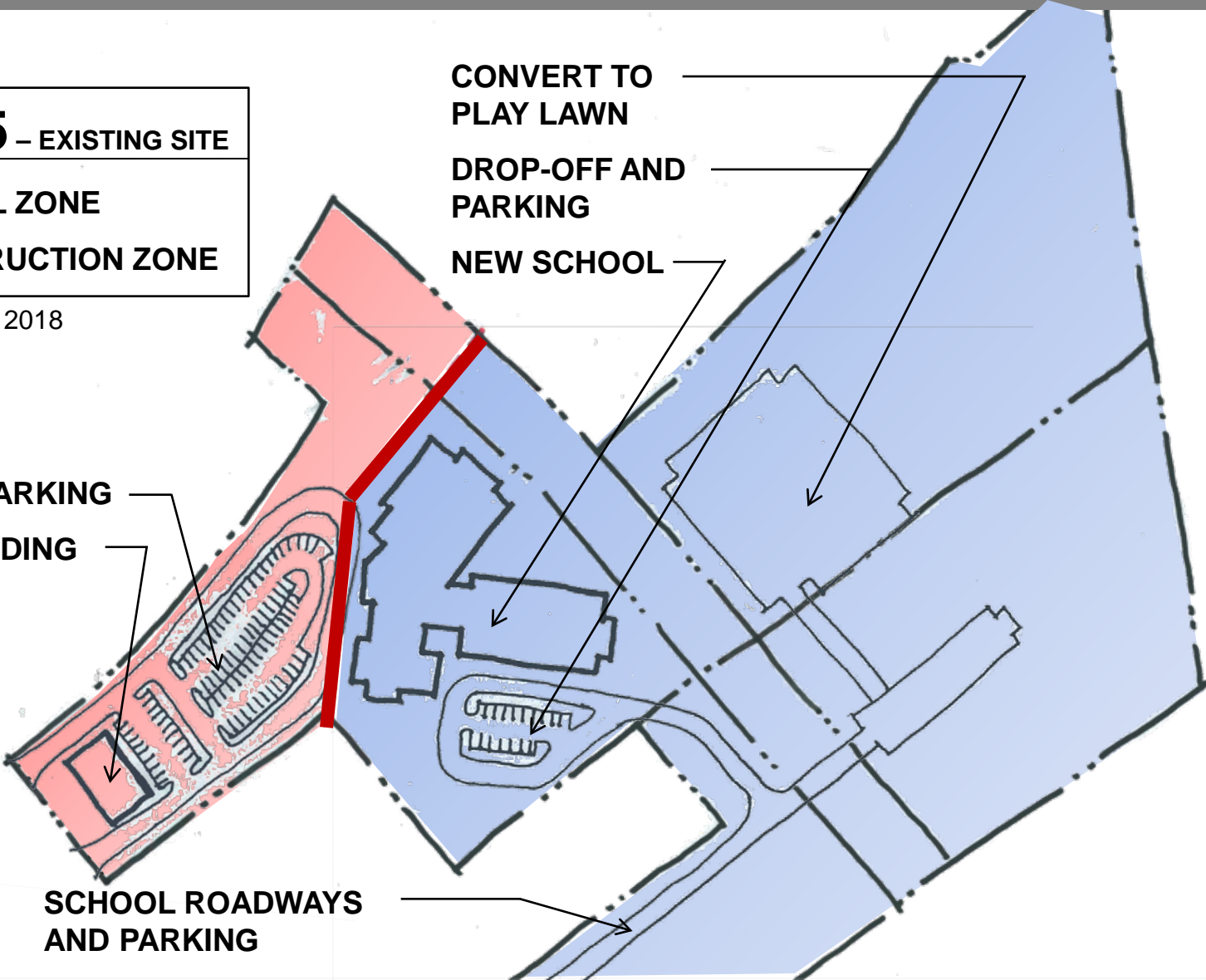
Center School Site – 1C+25

PHASE 5 – EXISTING SITE

	SCHOOL ZONE
	CONSTRUCTION ZONE

3 months – Spring 2018

BUS LOOP & PARKING
HISTORIC BUILDING



**CONVERT TO
PLAY LAWN**

**DROP-OFF AND
PARKING**

NEW SCHOOL

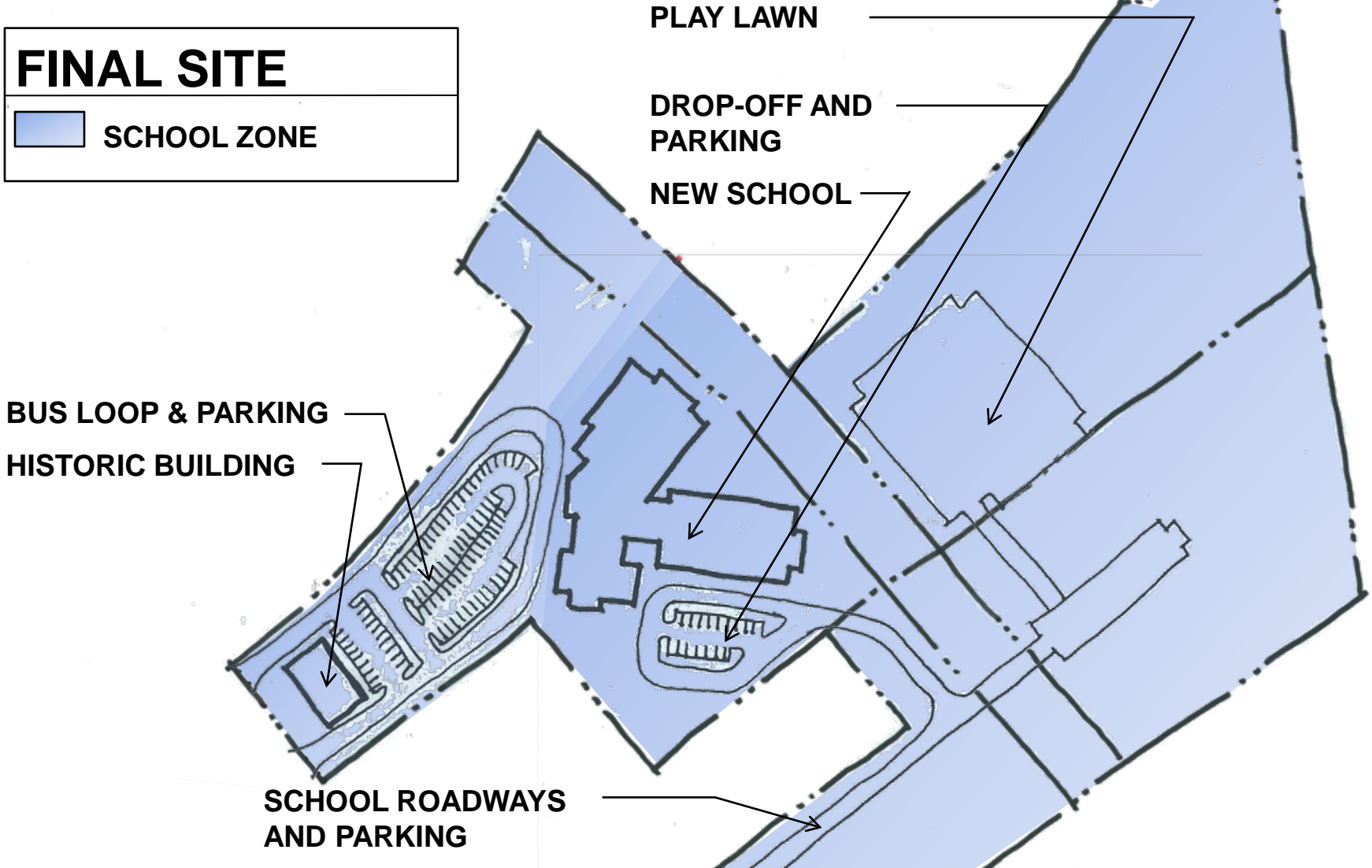
**SCHOOL ROADWAYS
AND PARKING**

Center School Site – 1C+25

Construction Phasing Diagrams

FINAL SITE

 SCHOOL ZONE





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