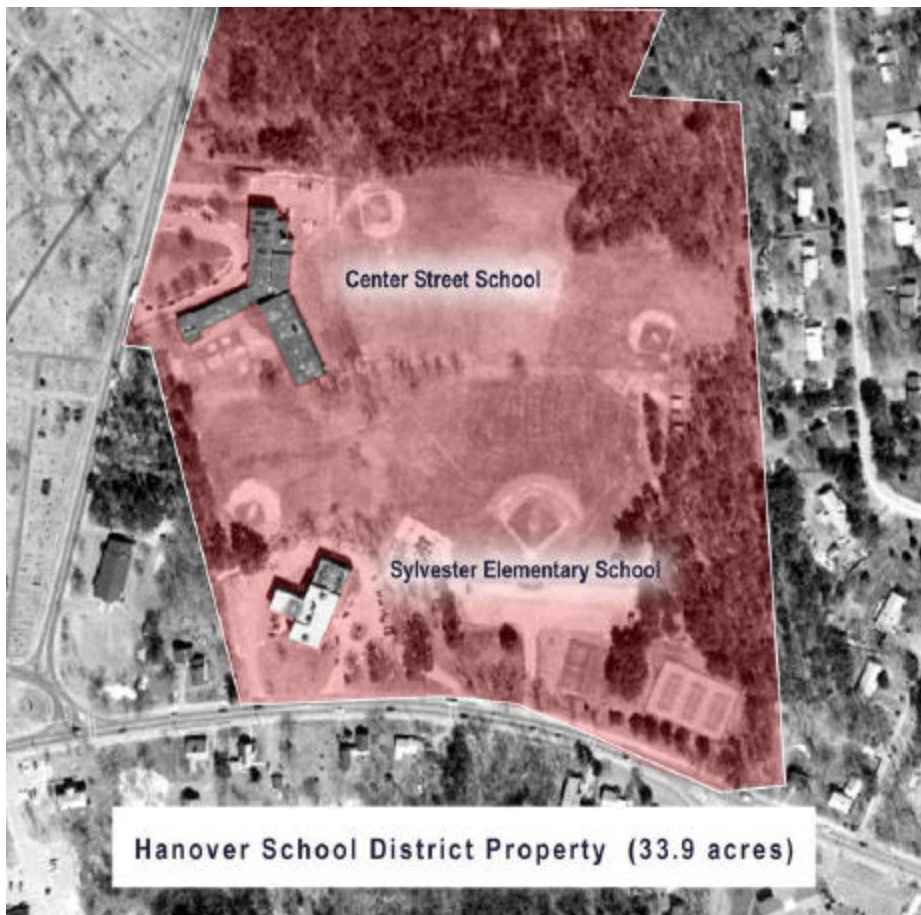


THE OPTIONS

The following options present a range of projects from maintenance and code upgrades to a new school on a new site. They are a result of information gathered from the site and building assessments, enrollment projections and educational programming. The intent is to conceptually identify possible improvement options (and their probable costs) from which to select a preferred option that satisfies the established educational goals and is justifiable in terms of cost. The School Building Committee selected the options shown in full color as the options that best meet the needs of the school district and community while considering budget limitations.

Sylvester Elementary School Conceptual Design Options Summary (286 Students)

Options	Est. Project Cost	SBA Reimbursement	Hanover
A.1. Necessary Improvements	\$ 3,836,000	-0-	\$ 3,836,000
B.1. Stand Alone School	\$ 10,497,000	\$ 6,275,000 (59.78%)	\$ 4,222,000 (40.22%)
C.1 Center School Annex	\$ 8,727,000	\$ 5,276,000 (60.45%)	\$ 3,451,000 (39.55%)
D.1 Center/Sylvester Consolidation	\$ 5,171,709	\$ 2,947,874 (57%)	\$ 2,223,835 (43%)
E.1. New Elementary School	\$ 10,855,000	\$ 6,187,000 (57%)	\$ 4,668,000 (43%)



ELEMENTARY SCHOOL OPTIONS (286 Students)

Option A.1.

Sylvester Elementary School (286 Students)

A.1. **Necessary Improvements Option**

Deferred maintenance and code upgrade only. No additions to existing building.

Existing sq. footage: 33,210 sf.



Scope of Work

<u>Scope of Work</u>	<u>Cost</u>
Bus, Parent Drop-off, Parking Redesign	\$ 225,000
Handicap Access /Life Safety Code Upgrade	\$ 791,000
HVAC, Plumbing, Sprinkler, Electrical Upgrade	\$1,426,000
Technology Upgrade	\$ 65,000
Existing Window & Door Replacement	\$ 175,000
Roof Replacement	\$ 120,000
Asbestos Abatement	\$ 150,000
Seismic Restraints	\$ 225,000
Finishes Upgrade	\$ 509,000
Cafeteria Occupancy Issue	\$ 50,000
Basement Window Sill Height issues	\$ 100,000

Disadvantages

1. Does not address overcrowding and increased enrollment projections.
2. Does not meet educational program
3. No State Aid.
4. Renovation work would be very invasive, requires phasing of work and/or portable classrooms.
5. Core facilities are not adequately sized for increased student population.

Estimated Project Cost \$ 3,836,000

SBA Reimbursement \$ 0

Hanover Cost \$ 3,836,000

Option B.1.

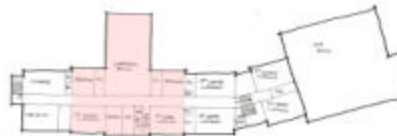
Sylvester Elementary School (286 Students)

B.1. **Stand Alone School Option** (Additions and Renovations)

Existing sq. footage: 33,210 sf.
New Square Footage: 25,172 sf.



Basement Floor Plan



Second Floor Plan



First Floor Plan

Scope of Work

Add (3) Classrooms for Enrollment
Build (6) Classrooms because Existing are undersized
Add (1) Art Room
Add (1) Music Room
Add (1) Gymnasium
Renovate existing Multi-purpose room to a Cafetorium
Increase the size of the Library/ Media Center
Conduct all of the necessary improvements items

Advantages

1. Maintains educational use of building

Disadvantages

1. Cost is significantly higher than most other options.

Estimated Project Cost	\$ 10,497,000
SBA Reimbursement (59.78%)	\$ 6,275,000
Hanover Cost (40.22%)	\$ 4,222,000

Option C.1.

Sylvester Elementary School (286 Students)

C.1. **Center School Annex Option**

Existing sq. footage: 33,210 sf.
New Square Footage: 13,482 sf.



Second Floor Plan



First Floor Plan



Basement Floor Plan

Scope of Work

Add (3) Classrooms for Enrollment
Build (6) Classrooms because Existing are undersized
Renovate existing Multi-purpose room to a Cafetorium
Increase the size of the Library/ Media Center
Conduct all of the necessary improvements items

Advantages

1. Maintains educational use of building.

Disadvantages

1. Is not the most cost effective option
2. Still requires students to attend Center School for Art, Music and Gym classes.

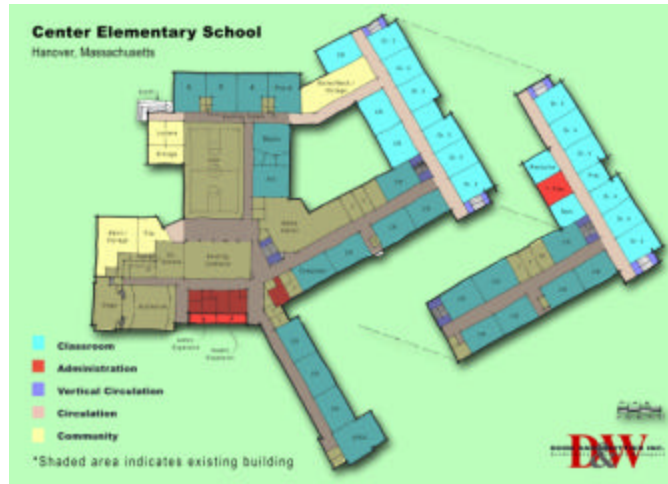
Estimated Project Cost	\$ 8,727,000
SBA Reimbursement (60.45%)	\$ 5,276,000
Hanover Cost (39.55%)	\$ 3,451,000

Option D.1.

Sylvester Elementary School (286 Students)

D.1. **Center School Addition Option**

Existing Sf. Renovated: 2500 sf.
New Square Footage: 24,430 sf.



Scope of Work

- Add (13) Classrooms
- Increase size of Library/Media Center
- Add (1) Computer Lab
- Increase Special Needs Space
- Increase Cafeteria Seating and Kitchen
- Add (1) Teacher Planning Room
- Add (2) Community Locker Rooms
- Add Building, Books and Supplies Storage
- Increase size of Administration and Health Offices

Advantages

1. Consolidates core facilities, lower annual operating costs.
2. Is the least expensive option
3. Creates a unified school.

Disadvantages

1. Existing Sylvester School needs to be re-purposed.

Estimated Project Cost	\$ 5,171,709
SBA Reimbursement (57%)	\$ 2,947,874
Hanover Cost (43%)	\$ 2,223,835

Option E.1.

Sylvester Elementary School (286 Students)

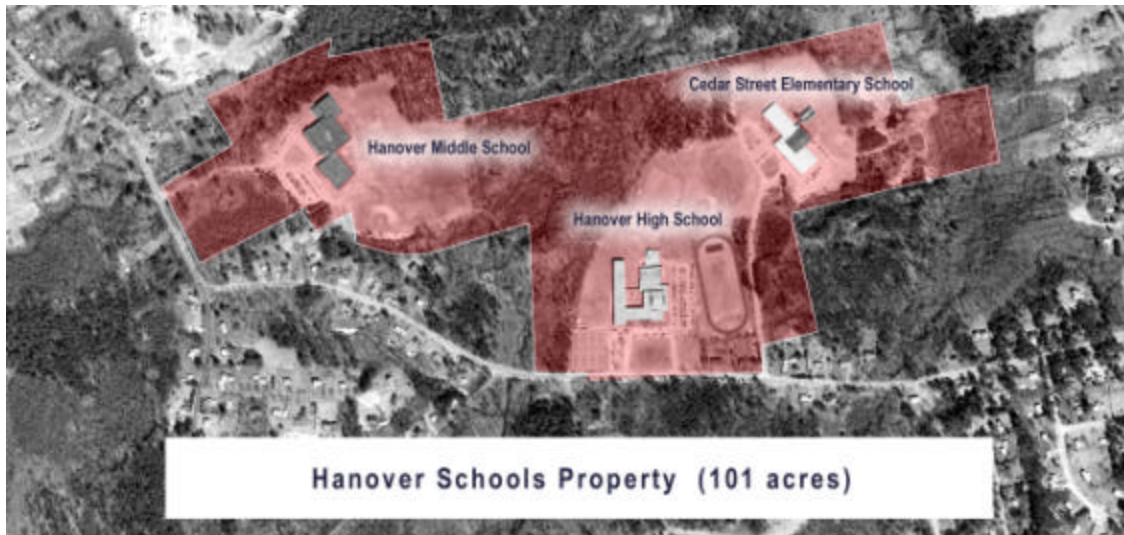
E.1. **New Stand Alone School Option**

Estimated Conceptual Project cost	\$10,855,000*
SBA Reimbursement (57%)	\$ 6,187,000
Hanover cost (43%)	\$ 4,668,000

* Based upon projected SBA maximum allowable costs. Site acquisition, Demolition or unusual land development costs are not included.

Hanover High School Conceptual Design Options Summary (846 Students)

Options	Est. Project Cost	SBA Reimbursement	Hanover
A.1. Necessary Improvements	\$ 13,750,000	-0-	\$ 13,750,000 (100%)
B.3. Additions / Renovations	\$ 29,409,219	\$ 17,810,223 (60.56%)	\$ 11,598,996 (19.44%)
C.1 New High School	\$ 31,465,984	\$ 17,935,611 (53%)	\$ 13,530,373 (43%)



HIGH SCHOOL OPTIONS

Option A.1.

Hanover High School (846 Students)

A.1. **Necessary Improvements Option.**

Deferred maintenance and code upgrade only. No additions to existing building.



Second Floor Plan



First Floor Plan

<u>Scope of Work</u>	<u>Cost</u>
Handicap Access Renovations	\$ 536,000
Life Safety Code Upgrade	\$ 1,262,000
HVAC, Plumbing, Sprinkler, Electrical Upgrade	\$ 7,320,000
Technology Upgrade	\$ 312,000
Existing Window/Door Replacement	\$ 838,000
Roof Replacement	\$ 836,000
Asbestos Abatement	\$ 702,000
Seismic Restraints	\$ 201,000
Finishes Upgrade	\$ 1,743,000

Disadvantages

1. Does not address overcrowding and increased enrollment projections.
2. Does not meet educational program
3. No State Aid. Total cost to taxpayers exceeds cost of other options that qualify for State Aid.
4. Renovation work would be very invasive, requires phasing of work and/or portable classroom trailers.
5. Many core facilities are not adequately sized for increased student population.

Estimated Project Cost	\$ 13,750,000
SBA Reimbursement	\$ 0
Hanover Cost	\$ 13,750,000

Option B.3.

Hanover High School (846 Students)

B.3. **Additions/Renovations Option**

Existing sq. footage: 116,375 sf.
New Square Footage: 47,240 sf.



Site Plan and Aerial View
Showing the existing building footprint and the proposed additions. The plan includes labels for 'EXISTING', 'NEW', and 'PROPOSED' areas, as well as 'PARKING' and 'STREET' areas. A north arrow is also present.



Scope of Work

Renovate (44) existing Classroom Spaces

Add (4) General Classrooms

Add (1) Computer Lab

Add (2) Art Rooms

Increase size of CAD Room and Hands-On Lab

Add (1) TV Production Studio

Add 2500 sf Multi-Purpose Room

Add (1) Band room and (1) Music Theory Room

Increase size of Library/ Media Center and Add Conference room, (3) Project rooms and Support Space

Add (1) Larger Gymnasium, an Auxiliary Gym and a Visiting Team Locker Room

Add (2) Special Needs Resource Rooms and an Alternative Education classroom

Increase the size of the Cafeteria

Add a 500 seat Auditorium and Stage

Conduct the Necessary Improvements scope

Advantages

Utilizes the existing building, addresses deficiencies and meets the educational program.

Disadvantages

1. Renovation work would be very invasive, requires phasing of work and/or portable classroom trailers. Money spent on portables is lost.
2. Educational Program may be compromised in some areas.
3. Is nearly the same cost as building new.
4. 33 to 42 months of students in portable classroom trailers.

Estimated Project Cost \$ 29,409,219

SBA Reimbursement (60.56%) \$ 17,810,223

Hanover Cost (39.44%) \$ 11,598,996

Hanover High School (846 Students)

Hanover High School
Hanover, Massachusetts



1. Nearly the same cost to taxpayers of renovation/addition project
2. 24 month construction
3. Minimal disruption to educating students
4. Meets educational program

1. Existing building must be demolished.
2. Temporary disruption of athletic fields.

Estimated Project Cost	\$ 31,465,984
SBA Reimbursement (57%)	\$ 17,935,611
Hanover Cost (43%)	\$ 13,530,373