

SYMMES MAINI MCKEE ASSOCIATES

Grafton Senior Memorial HS - Grafton, MA

High Moderate Weak

Site Alternatives

	1A	1B	2A	2B	2C	3A	3B
	Addition (existing building remains)	Addition / Renovation (remove and replace existing but for academic wing)	New High School - Rear Providence Road Site	New High School - Front Providence Road Site	New High School - Middle Providence Road Site	New High School - Front Old Westboro Road Site	New High School - Rear Old Westboro Road Site

Site Facts

Size of site (acres)	45	45	45	45	45	55	55
Usable Area (acres)	20	20	20	20	20	30	30
Student population	900	900	900	900	900	900	900
Existing ledge on site	No	No	No	No	No	Yes	Yes
Available Water/Sewer/Power/Data	Yes	Yes	Yes	Yes	Yes	No	No
Adjacent road improvements required	No	No	No	No	No	Yes	Yes
Slope / Topography Issues	No	No	No	No	No	Yes	Yes
MEPA Environmental Review Required	No	No	No	No	No	Yes	Yes

General Goals

Meet school system future educational needs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Minimize construction impact to students / faculty	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Develop a cost efficient design	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop a schedule efficient design	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Improve operating and maintenance costs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Maximize use of existing utility infrastructure	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Minimize use of modular units during construction	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Maximizes use of existing playfields during construction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>

Educational Goals

Meet projected educational needs	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Access to views	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Provide flexibility for future growth and educational innovations	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>

Community Goals

Maximize access to community used space	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Civic Presence	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Provide security and separation for community use	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>

Building Goals

Foster a sense of school community within building	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Addresses long term health and safety of students	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Creates clear and logical building circulation	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>

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Accommodate quality ADA access	○	●	●	●	●	●	●
Improve indoor air quality and ventilation	⊙	⊙	●	●	●	●	●
Max. use of natural light & sustainable design opportunities	⊙	⊙	●	●	●	●	●
Provides Future Expansion Potential (building)	⊙	⊙	●	●	●	●	●
Provides technological infrastructure for future	●	●	●	●	●	●	●
Provide for easy and cost effective maintenance	⊙	⊙	●	●	●	●	●

Site Goals

Constructability re: topography	●	●	●	●	●	○	○
Constructability re: wetlands	○	○	⊙	⊙	⊙	○	○
Provides operational efficiency	●	●	●	●	●	○	○
Creates clear and logical site circulation	●	●	●	●	●	○	⊙
Separate bus and parent circulation	●	●	●	●	●	●	●
Provide sufficient parking for teachers, staff and visitors							
Accommodates athletic program needs (all fields on site)	●	●	⊙	⊙	⊙	⊙	○
Provide space and circulation for special events	●	●	●	●	●	●	●
Provides quiet environment (minimal off site sound)	●	●	●	⊙	●	●	⊙
Minimizes adverse affects on abutters	●	●	●	●	●	●	●
Provides Future Expansion Potential (site)	○	○	○	○	○	⊙	⊙
Accommodate quality ADA access	⊙	●	●	●	●	○	○

Cost Premiums

Additional Permitting Costs (MEPA)	\$0	\$0	\$0	\$0	\$0	\$125,000 - \$250,000	\$125,000 - \$250,000
Sitework Costs (utilities, traffic, soils, geotechnical)	\$0	\$0	\$0	\$0	\$0	\$6,000,000	\$6,000,000
Building construction costs (less sitework)	\$0	\$1,000,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
Additional building area/height/systems to accommodate topography	\$0	\$0	\$0	\$0	\$0	\$3,000,000 - \$5,000,000	\$3,000,000 - \$5,000,000
Schedule Costs (i.e. Contractor General Conditions)	\$0	\$500,000 - \$1,000,000	\$0	\$0	\$0	\$150,000	\$150,000
Temporary classrooms	TBD	TBD	\$0	\$0	\$0	\$0	\$0
Model School Potential	No	No	Unlikely	Unlikely	Possibility	Unlikely	Unlikely