

GATES SCHOOL ANALYSIS & ASSESSMENT

Scituate, MA

Project Update – October 2, 2012

Existing Conditions Assessment

- Field evaluation of Buildings A and C
- Revised Report for Entire Facility
- Cost Estimate to Fix the School in place (no program changes)

Feasibility Study

- Establish a Town Hall Program for Approval
- Produce Three Design Options
- Present Design Options for Approval

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- Provide Cost Estimates for Two Preferred Design Options

Final Report

- Written Summary of Design Options
- Present Final Report to the Town of Scituate

Overview



Exterior Envelope



Exterior Envelope



Exterior Envelope



Exterior Stairs



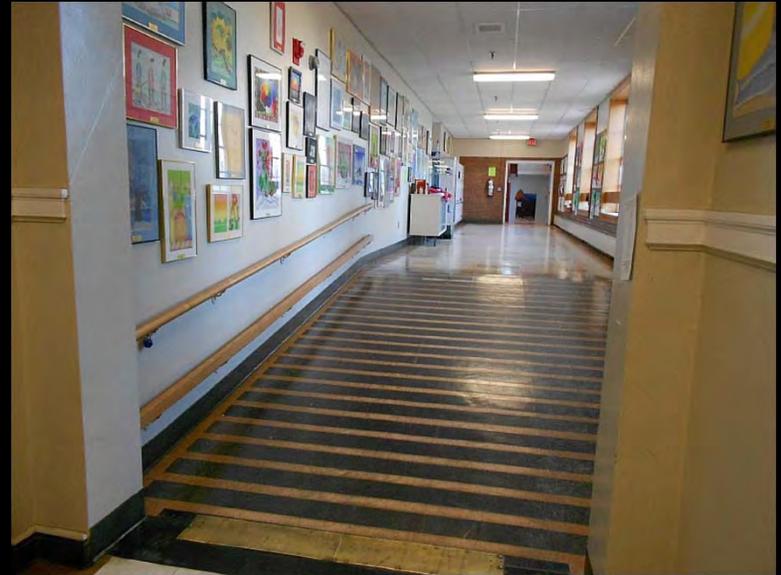
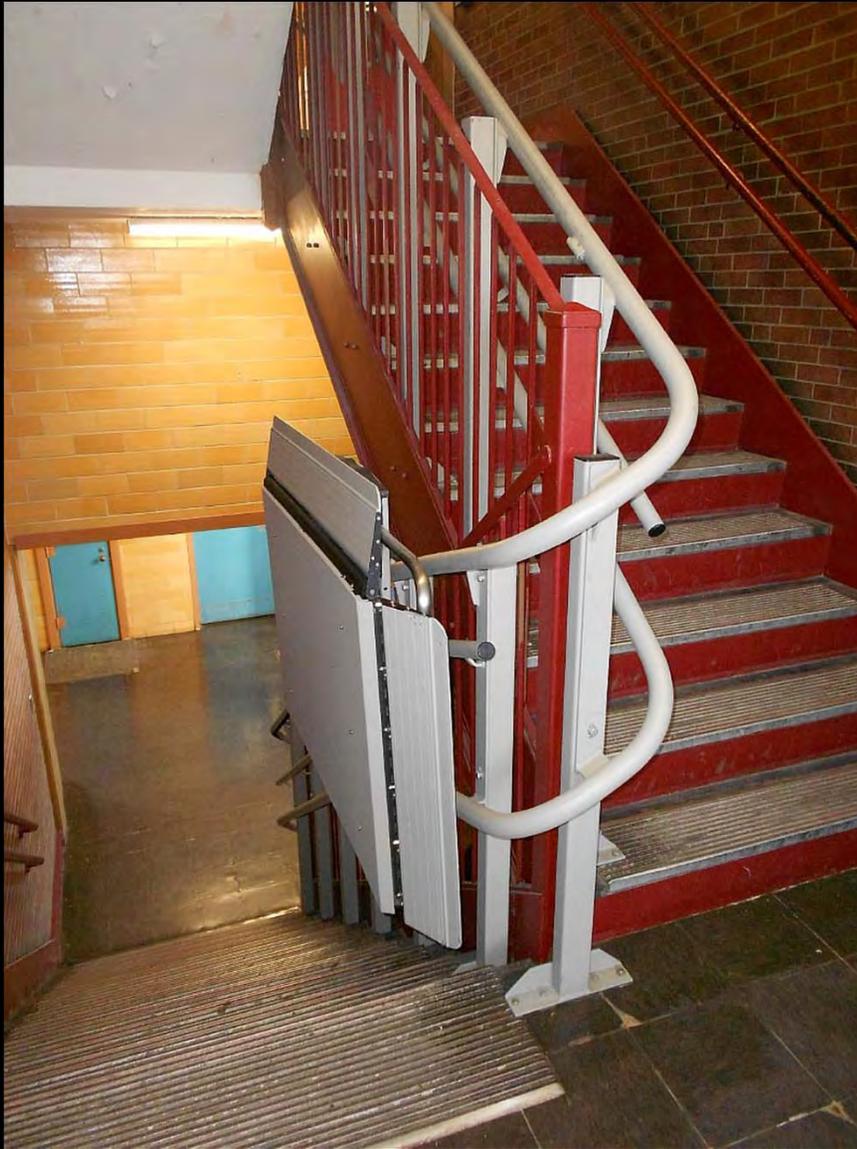
Attics & Crawlspace



Structural



Interior Environment



Interior Environment



Interior Environment



Interior Environment



Heating and Ventilation



Fire Alarm and Sprinkler Systems



Electrical



Cost Estimate to Repair Gates Middle School to Remain a School

- **Priority One**
 - **Life safety**
 - **Code compliance**
 - **Materials and/or systems failure**
- **Priority Two**
 - **Material and/or system at the end of its lifespan**
 - **Preventative maintenance**
- **Priority Three**
 - **Betterments or improvements to the building or school environment**

Cost Estimate does not include hazardous materials abatement, GC overhead & profit, general conditions, chapter 149 filed sub-bid, soft costs including A/E fees, moving, temporary facilities, site & utility costs, or escalation.

Cost Estimate to Repair Gates Middle School to Remain a School

- **Priority One**
 - **All repairs plus mechanical option A: \$6,909,479**
 - **All repairs plus mechanical option B: \$7,487,055 (recommended)**
- **Priority Two**
 - **All repairs: \$3,295,183**
- **Priority Three**
 - **All repairs: \$1,712,395**

All repairs with recommended mechanical option B: \$12,494,632

Soft costs, general conditions, filed sub-bid delivery, abatement, site work & utilities, etc. (approximately 50% or more depending on scope)

Total repair costs budget: Approximately \$20,000,000 to \$22,000,000

Costs do not include any educational space needs evaluation, programming, additions, or furniture procurement.

Feasibility Study

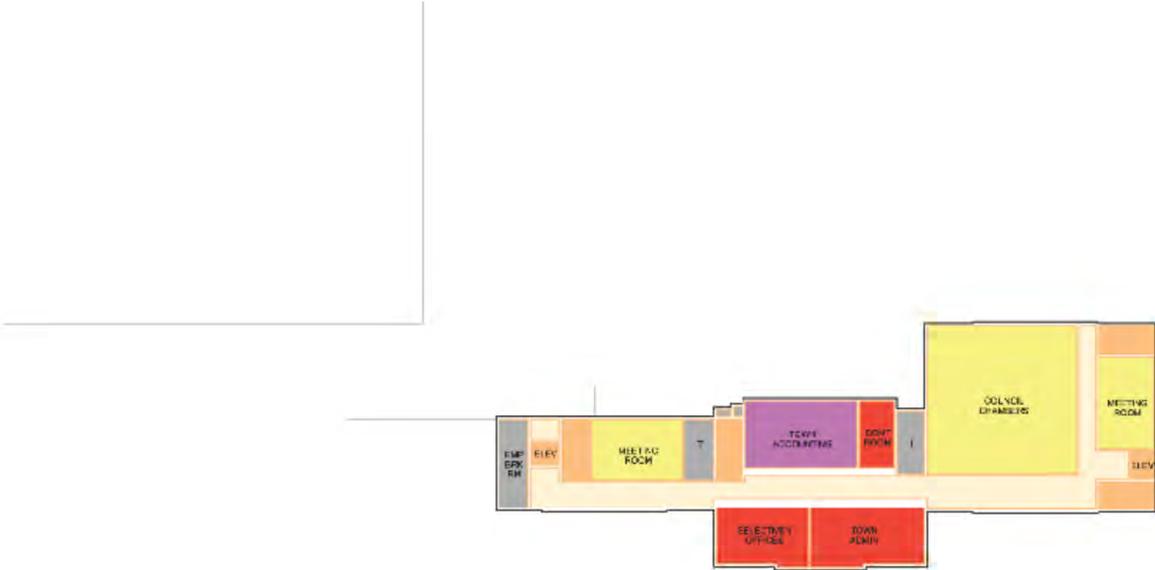
- **Establish the Town Hall program**
 - **All existing Town Hall Departments included with an area increase of at least 25% each**
 - **Expanded Community Center program for adult education & after school programs**
 - **Proposed Town Council Chamber**
 - **Combined Public Works department(s)**
 - **Relocated Recreation and School departments**
 - **Relocated the Senior Center**
 - **Retention of the Gymnasium for town space and functions**
- **Existing Gates Middle School area: 95,437 SF**
- **Proposed Town Hall program: 79,000 SF**

Scheme A – Second Floor (REVISED)



SCHEME A.1 - SECOND FLOOR
GATES MS FEASIBILITY STUDY
1" = 40'-0" SEPTEMBER 18, 2012

Scheme A – Third Floor (REVISED)



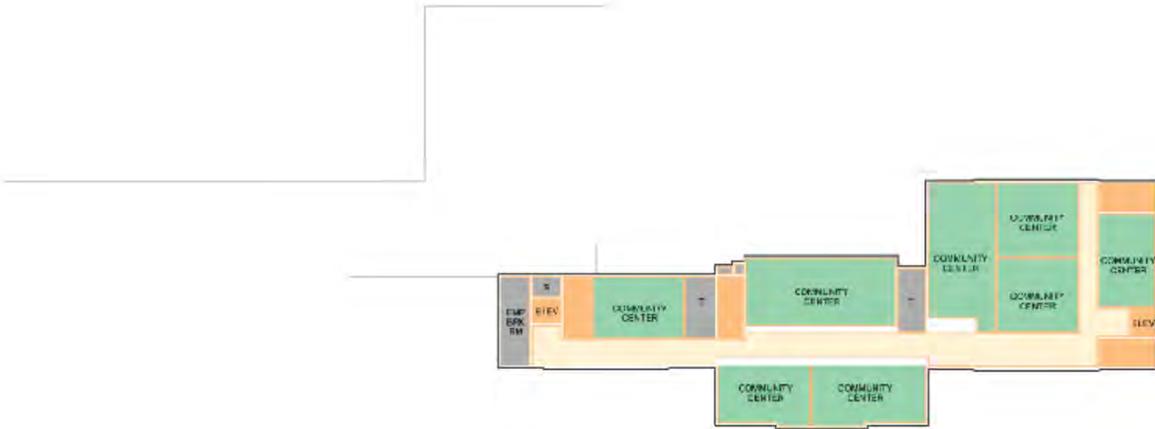
SCHEME A.1 - THIRD FLOOR
GATES MS FEASIBILITY STUDY
P. 40-57 SEPTEMBER 18, 2012

Scheme B – Second Floor (REVISED)



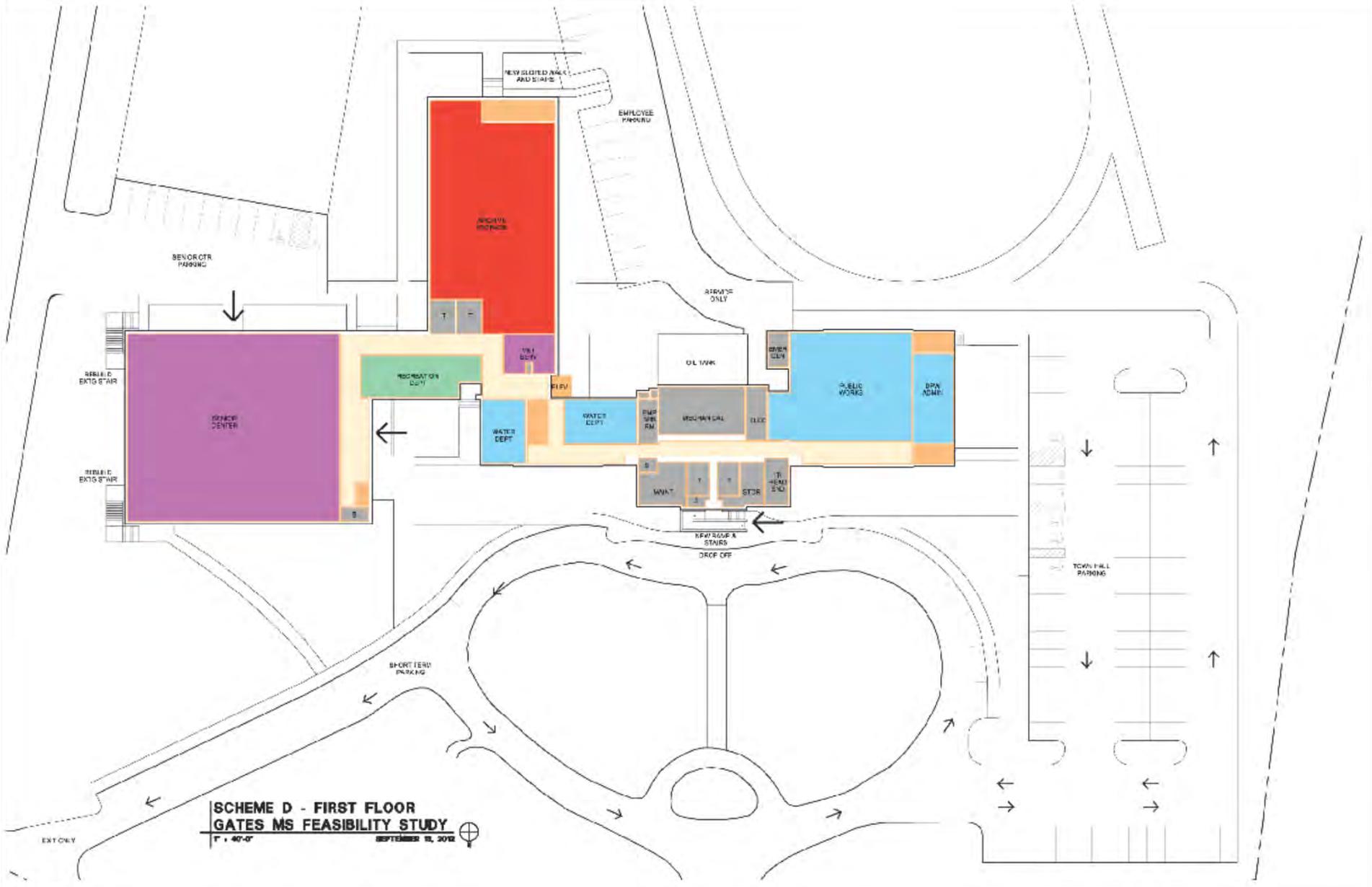
SCHEME B.1 - SECOND FLOOR
GATES MS FEASIBILITY STUDY
1" = 40'-0" SEPTEMBER 21, 2012

Scheme B – Third Floor (REVISED)



SCHEME B.1 - THIRD FLOOR
GATES MS FEASIBILITY STUDY
1" = 40'-0" SEPTEMBER 28, 2012

Scheme D – First Floor (NEW)

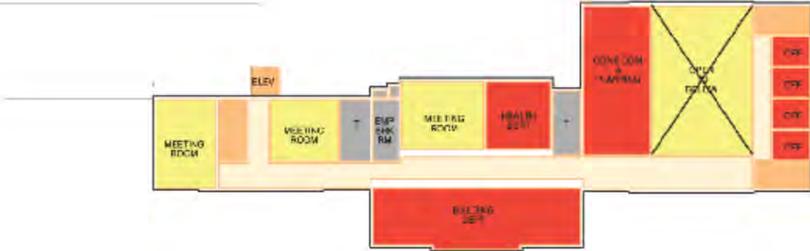


Scheme D – Second Floor (NEW)



SCHEME D - SECOND FLOOR
GATES MS FEASIBILITY STUDY
1" = 40'-0" SEPTEMBER 11, 2012

Scheme D – Third Floor (NEW)



SCHEME D - THIRD FLOOR
GATES MS FEASIBILITY STUDY
1" = 40'-0" SEPTEMBER 18, 2012

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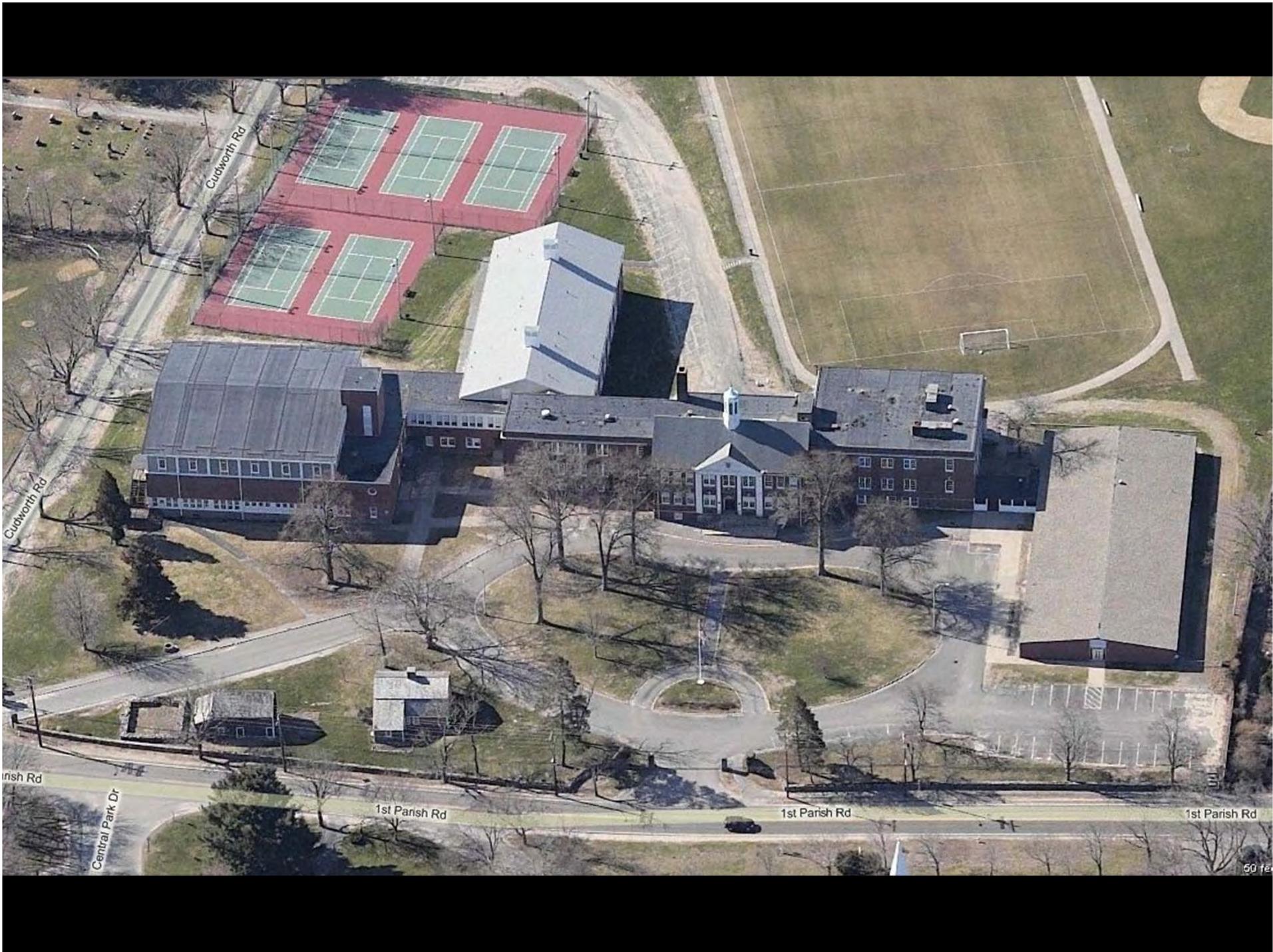
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Cudworth Rd

Cudworth Rd

insh Rd

Central Park Dr

1st Parish Rd

1st Parish Rd

1st Parish Rd

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