

3.3.3 FINAL EVALUATION OF ALTERNATIVES

C. Preliminary Design Options

1. Code Upgrade Option
 - a. Narrative
 - b. Site Plan
 - c. Building Floor Plans

SUMMARY:

For purposes of this Feasibility Study, the Code Upgrade Option is defined as a “No-Build” solution that will maintain the status quo. It will not provide any additional square footage or address education or site programmatic improvements to the existing School. In this option, temporary modular classrooms (located on West side of the site near the existing cafeteria area) are required to partially draw down the student population while phased renovations are performed in separate work areas of the existing building. The Code Upgrade Option addresses pre-existing code violations, improvements required due to scope-of-work code thresholds, and the repair/replacement of existing building systems that have either exceeded their life expectancy or have already failed. It also addresses items that should be replaced as the result of related work being performed in close proximity (for instance the replacement of existing ACT, lighting, data/communication, life safety and other in/above-ceiling systems that must first be removed to install a new fire suppression system). It also will address the abatement of hazardous materials. The following Code Upgrade scope of work is based on a thorough assessment of existing building systems by the Design Team. Proposed SF areas for this option are approximately as follows:

- **Renovation (existing building)** = 167,000 GSF
- **Add modular units for Swing Space** = 30,000 GSF

PHASING:

PHASE 1 (3/2022 to 8/2022):

- Provide temporary modular Classrooms, temporary connection to the school and associated sitework
- Mobilize and begin renovation preparations
- Renovate corridors and stair common areas using double shifts
- Perform sitework scope for an accessible route from Highland Street to Building 1 Main Entry

PHASE 2 (8/2022 to 12/2022):

- Continue renovations to building 2 floor 2 areas
- Renovate gym during summer vacation using double shifts
- Perform related sitework scope for building 2

PHASE 3 (1/2023 to 6/2023):

- Renovate building 2 floor 1 areas
- Renovate auditorium areas during summer vacation using double shifts
- Perform related sitework scope from building 2 to building 1

PHASE 4 (6/2023 to 12/2024):

- Renovate building 1 floor 2 areas
- Renovate cafeteria during summer vacation using double shifts
- Perform related sitework scope for building

PHASE 5 (1/2025 to 3/2026):

- Renovate building 1 floor 1 areas
- Renovate remaining common areas and complete sitework scope
- Demobilize

COMPARATIVE STAFF AND STUDENT IMPACTS:

- In general terms, the Code Upgrades “Base Repair” option will expose students and staff/faculty to a lengthy and difficult construction sequence. Temporary modular classrooms are remote from most common-use areas and require lengthy travel distances between periods. Despite the best planning, there will be times when building systems will be interrupted or out of service. Most non-classroom spaces (including but not limited to Life Skills, Administrative, Guidance, Medical, Music, Art and Media Center) will require at least one or more relocations over the duration of construction. Temporary partitions and stairways will be required to separate CM work areas from occupied educational spaces.
- For purposes of developing phasing plans and cost estimating, we have assumed that the existing Kitchen/Serving spaces will remain in operation until the renovated Kitchen/Serving/Cafeteria spaces are complete and functional. However, there will be a period of time when temporary Cafeteria space (such as the Auditorium, Gym) is required.
- Most outdoor spaces including parking and PE/Athletic fields will be impacted to some extent for the full duration of construction. All practice field activities will most likely need to be relocated for the duration of construction.

- NOTES:**
- Does not address Educational Program or Site Program
 - Extended Construction Schedule (4-5 Years)
 - Modular Classroom Costs
 - Greatest impact to staff and students

QUADRANT KEY PLAN:



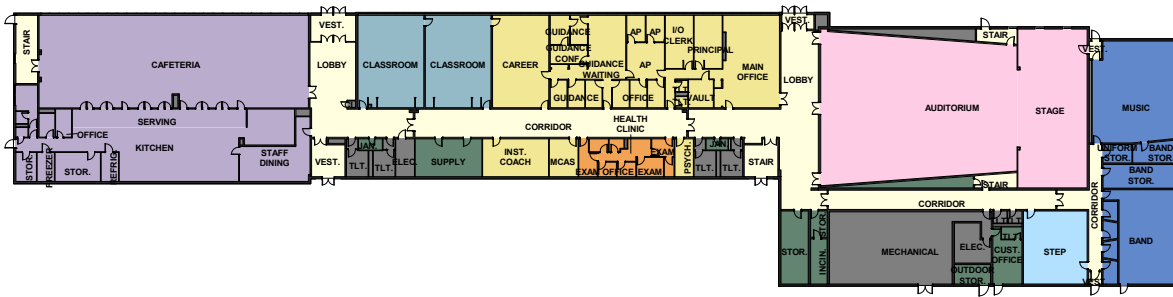
LEGEND:

- | | |
|------------------------------------|--------------------|
| Parcel Property Line | New Roadway |
| Potential acquisition | Bus Circulation |
| Temp. Construction | Parent Circulation |
| New Athletic Field | Connection |
| Existing Building to be demolished | Utility |
| Existing Building to be renovated | N |
| Retaining Wall | 0' 50' 100' 200' |
| Steep Topography | LPA A |
| Entrance | |



FEASIBILITY STUDY

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Existing First Floor Plan
 1" = 40'-0"

LEGEND			
	Academic / Education		Circulation
	Administration, Guidance		Mechanical / Electrical / Toilets
	Art & Music		Other
	Auditorium / Drama		Custodial & Maintenance
	Dining & Food Service		Media Center
	Health & Physical Education		Medical
	Special Education		Vocational / Technical



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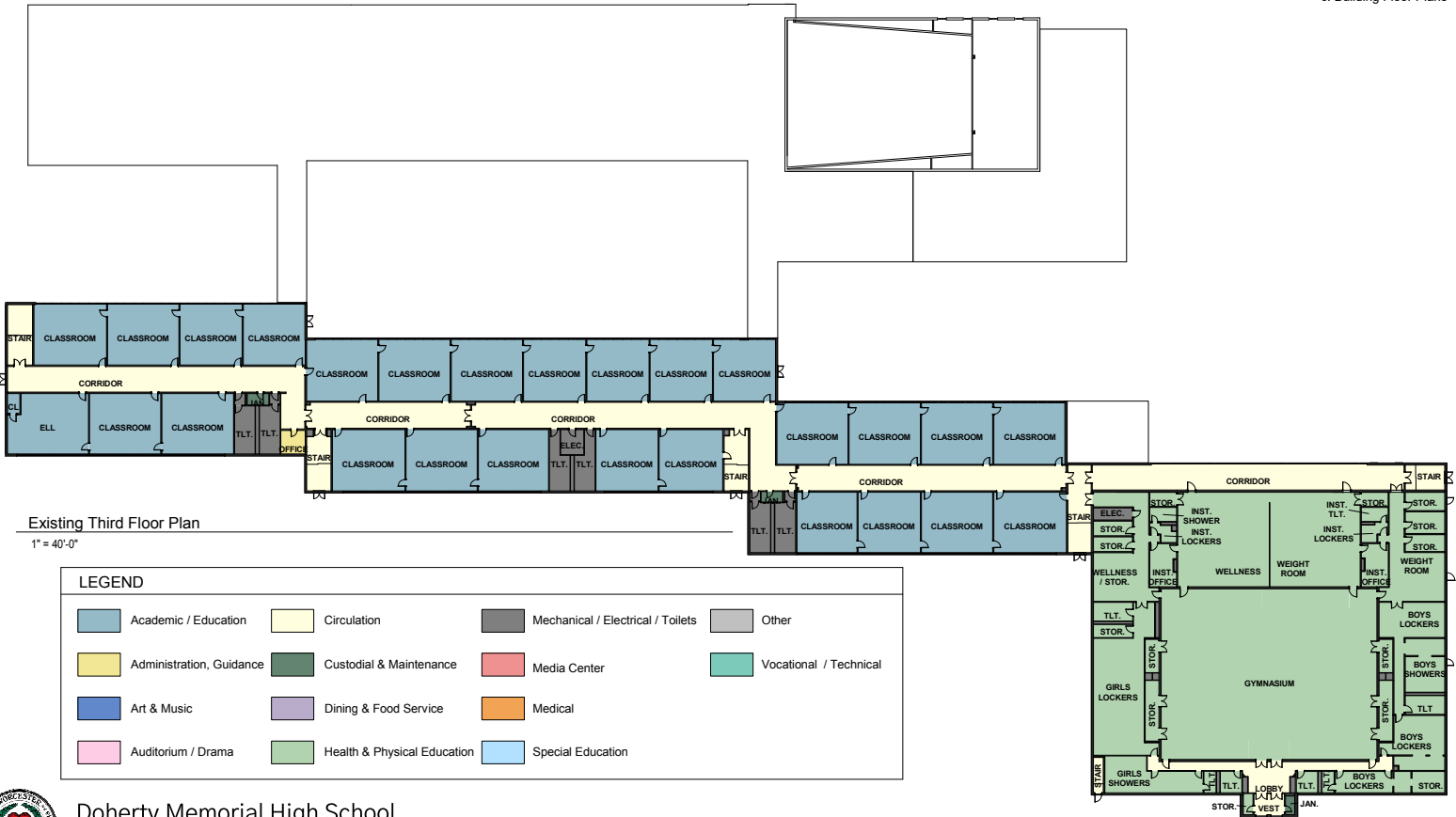


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