



WPS School Facilities Capital Plan

Special Town Meeting – December, 2013



Article 7

- ▶ Motion 1: That the sum of \$2,432,000 ~~(including 10% contingency) from Free Cash~~ be appropriated to the Permanent Building Committee for architectural, engineering and/or other services for preparation of plans and specifications for the construction, reconstruction, remodeling, rehabilitation, modernization and/or additions to the Fiske and Schofield Elementary Schools, to accommodate the classroom, administrative and other educational needs of the Town; that to meet said appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$2,432,000 under Chapter 44 of the General Laws, or any other enabling authority; and that the Permanent Building Committee is authorized to take all action necessary to carry out this project.
- ▶ Motion 2: That the sum of \$90,000 be appropriated to the School Committee and Board of Selectmen for architectural, engineering and/or other services required to further study possible reconstruction, remodeling, rehabilitation, modernization, replacement and/or additions to the Hardy, Hunnewell, and Upham Elementary Schools, to accommodate the classroom, administrative and other educational needs of the Town; that to meet said appropriation, the sum of \$90,000 shall be transferred from Free Cash.
- ▶ Motion 3: That the sum of \$75,000 be appropriated to the School Committee and Board of Selectmen for cost of engineering investigation, analysis, study and cost estimating services for possible construction, reconstruction, remodeling, rehabilitation and/or modernization of the mechanical systems (HVAC and plumbing) and other key building elements and systems of the Middle School; that to meet said appropriation, the sum of \$75,000 shall be transferred from Free Cash.

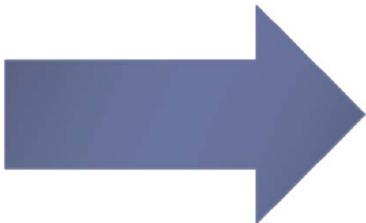


School Facilities Committee

- ▶ Judy Belliveau, WPS Director of Finance
- ▶ Diane Campbell, School Committee
- ▶ Tom Goemaat, Construction Exec, TMM
- ▶ Ann Marie Gross, Advisory
- ▶ Joe McDonough, Facilities Maintenance Department Director
- ▶ KC Kato, School Committee
- ▶ Hans Larsen, Executive Director
- ▶ David Lussier, WPS Supt
- ▶ Jack Morgan, Community Member, TMM
- ▶ Wendy Paul, School Committee
- ▶ Barbara Searle, BOS



Capital Plan Development

- ▶ Capacity vs. enrollment
 - ▶ Educational Program
 - ▶ Facilities Infrastructure
- 
- ▶ Elementary Facilities Plan
 - ▶ WMS Plan – in process

Capacity vs. enrollment

Current Situation



	Actual Enroll. 2013-14	# Perm CRs	Year Built/Reno	# Mod	Year Add.
Bates	395	21	R'03	0	n/a
Fiske	334	17	'52	3	'06
Hardy	306	13	'24	4	'96 '97
Hunnewell	299	17	'38	2	'96
Schofield	365	18	'63	4	'06
Sprague	399	21	R'02	0	n/a
Upham	243	13	'52	2	'93
Total	2,341	120		15	

Capacity vs. Enrollment

Current Situation – Demand Exceeds Supply



- ▶ Variability by School
- ▶ 5 Classrooms closed to new enrollment
- ▶ Hardy offering music and art on a cart
- ▶ Continuing use of 1990s modulars at Hardy, Hunnewell and Upham

Capacity vs. Enrollment

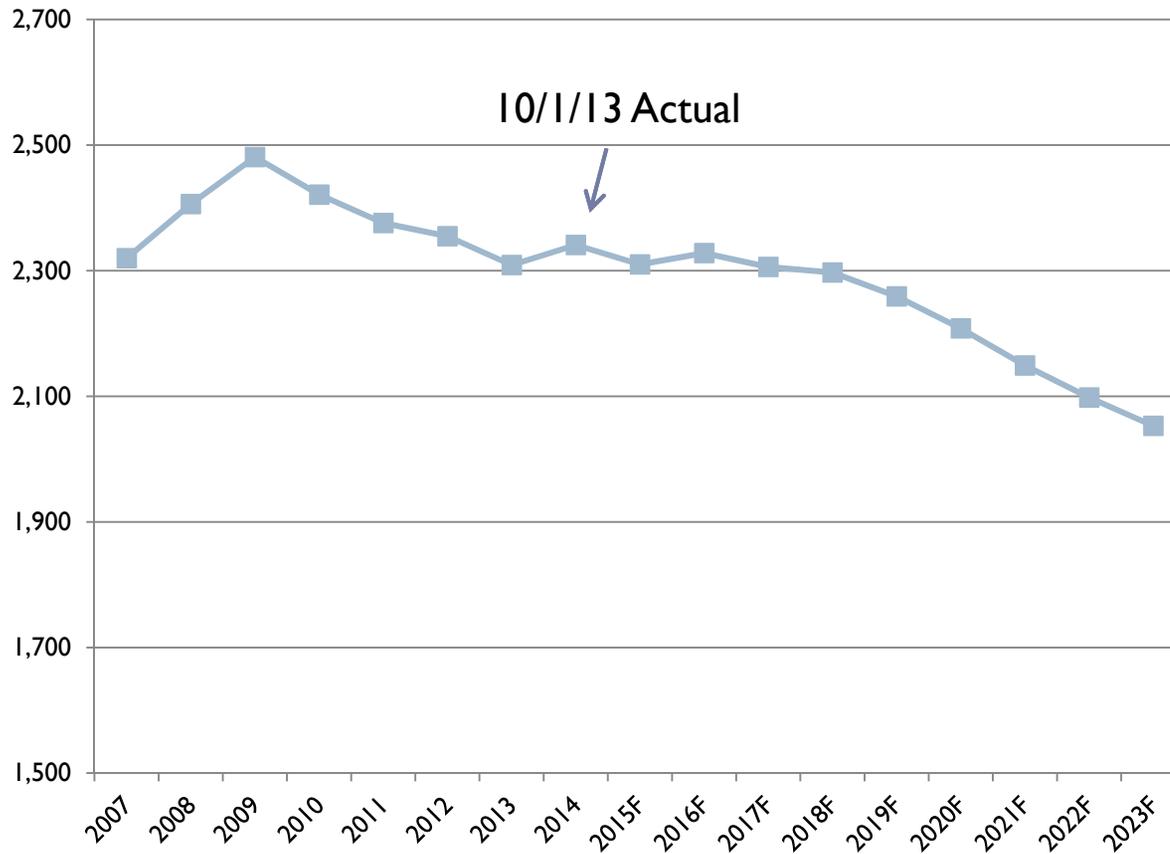
Cropper GIS Modeling



- ▶ March 2013 Forecast model
- ▶ Summer 2013 Feasibility Study
- ▶ Fall 2013 Forecast revised to address 10/1/13 actuals
- ▶ Modeling assumptions scenarios to optimize program
 - ▶ Short Term: Now to 2020
 - ▶ Status Quo
 - ▶ Model 1: Redistricting – changed district lines
 - ▶ Model 2: Reconfiguration – changed district lines and grade configurations (k-2, 3-5)
 - ▶ Long Term: Impact of major renovation/addition/replacement – NO Impact until 2020
 - ▶ Model 3: Redistricting
 - ▶ Model 4: Reconfiguration

Elementary Enrollment Graph

Cropper GIS Fall 2013 Forecast





Educational Program

- ▶ 2013 Strategic Plan Initiatives do not require dedicated or special spaces
- ▶ Educational program requires dedicated art, music and library spaces
- ▶ Changes in educational needs and mandated programs have increased and changed space requirements

Facilities Infrastructure

2012 SMMA Building Assessment



	Fiske	Hardy	Hunnewell	Schofield	Upham
Heating & Ventilation	●	●	●	●	●
Windows	●	●	●	●	●
Bathrooms	●	●	●	●	●
Plumbing (non-bathroom)	●	●	●	●	●
Doors	●	●	●	●	●
Site	●	●	●	●	●
Lighting	●	●	●	●	●
Sprinkler/Fire	●	●	●	●	●
Hazardous Materials	●	●	●	●	●
Classroom sinks & cabinetry	●	●	●	●	●
Electrical	●	●	●	●	●
Finishes (walls, ceilings, floors) & Tech	●	●	●	●	●
Modular Classrooms	●	●	●	●	●

Facilities Infrastructure *Complexity to Renovate*



	Fiske	Hardy	Hunnewell	Schofield	Upham
Construction - Site Availability	Yellow	Green	Red	Yellow	Red
Construction - Phasing	Yellow	Red	Red	Green	Green
Construction - Design Complexity	Green	Red	Red	Green	Green
Square Foot Cost	Green	Red	Red	Yellow	Orange
Floor Plan Efficiency	Green	Red	Red	Green	Red
Site Efficiency	Green	Red	Red	Green	Green
Bundling Opportunities	Green	Green	Green	Green	Green
Funding Opportunities	Red	Green	Yellow	Red	Orange

- Time
 - Summer work
 - While students are in session
- Cost
 - Debt exclusion
 - Partnership with the MSBA

Capital Plan Development

Elementary School Conclusions



- ▶ Enrollment forecast indicates need for all 7 schools for next 7 years
- ▶ 2013 Strategic Plan Initiatives do not require dedicated or special spaces
- ▶ Changes in educational needs and mandated programs have increased and changed space requirements
- ▶ Infrastructure issues vary by age of school and date of prior renovations
- ▶ Complexity of renovations/construction vary by school and site

Facilities Recommendations

Category 1: MSBA Candidates

Hardy, Hunnewell, & Upham



- ▶ Submit Hardy, Hunnewell & Upham Statement of Interests to MSBA next window
- ▶ Balance MSBA partnership requirements with need to understand more about site and building needs
- ▶ Timing dependent on MSBA invite (5-7+ years to completion)
 - Student impact NOT until 2020
- ▶ Many potential scenarios to consider
- ▶ Student capacity dependent on future enrollment forecasts and interdependent with each other



Facilities Recommendations

Category 1: MSBA Candidates

Hardy, Hunnewell, & Upham

- ▶ \$90,000 study of “What If” scenarios
- ▶ Architect study fee “not to exceed”
- ▶ No other options considered feasible at this time
 - ▶ Lack of available land
 - ▶ Existing town buildings have use restrictions

Facilities Recommendations

Category 2: Renovations

Fiske & Schofield



- ▶ **Start now and in parallel**
 - ▶ Similarities in project scope will provide cost and timing efficiencies
 - ▶ Capacity to get done at the same time
- ▶ **Doing them in series will cause delays and increases in cost of the entire plan**

Service Life Replacements



FISKE: HVAC Replacement

Service Life Replacements



SCHOFIELD: HVAC Replacement

Service Life Replacements



FISKE: Electrical Upgrades

Service Life Replacements



SCHOFIELD: Electrical Upgrades

Facilities Recommendations

Category 2: Renovations

Service Life



Both Fiske & Schofield

- ▶ Bathrooms: replace fixtures and partitions
- ▶ Paint exposed steel
- ▶ New power gear & electrical distribution
- ▶ HVAC: Replace unit ventilators, exhaust fans, cabinet heaters, radiation units
- ▶ New fire alarm system
- ▶ Replace class sinks
- ▶ Pavement Overlay & Water/Sewer/Drainage

Fiske

- ▶ Evacuate/waterproof exterior concrete basement wall
- ▶ Basement lighting
- ▶ Sand, re-line, re-coat gym floor
- ▶ HVAC: Replace steam piping
- ▶ Domestic water piping replacement
- ▶ Drainage basin

Schofield

- ▶ Stain exposed wood
- ▶ Replace floor sections
- ▶ Replace gym floor
- ▶ HVAC: Review/replace hot water piping
- ▶ Paint peeling metal rails

Regulatory Renovations



FISKE: New Elevator

Facilities Recommendations

Category 2: Renovations

Regulatory



Both Fiske & Schofield

- ▶ ADA: Replace/evaluate handrails & guardrails in stairwells
- ▶ Remove asbestos
- ▶ ADA: Revise site slopes
- ▶ Plumbing: 2-3 hydration stations

Fiske

- ▶ ADA: Add handicap parking
- ▶ ADA: New elevator addition
- ▶ Code: Replace exit signs

Schofield

- ▶ Code: Add sprinklers
- ▶ Code: New emergency lights
- ▶ ADA: Repair/replace chair lift to stage
- ▶ Code: Add fire hydrant

Safety / Security



SCHOFIELD: Door Replacement

Facilities Recommendations

Category 2: Renovations

Safety/Security



Both Fiske & Schofield

- ▶ Alarm upgrades [1]
- ▶ Modified PA system [1]
- ▶ Replace interior doors; add “lockdown” hardware
- ▶ Site Improvements: Landscaping changes [1]

Schofield

- ▶ Replace older external doors
- ▶ Add guardrail

Learning Environment



SCHOFIELD: Classroom Cabinetry Replacement

Learning Environment



Schofield: Lockers to Replace Hooks/Cubbies

Learning Environment



Schofield: Walls to Replace Partitions

Facilities Recommendations

Category 2: Renovations

Learning Environment



Both Fiske & Schofield

- ▶ Cabling for wireless access [3]
- ▶ Gym/café sound & AV system
Electrical: Wireless master clock system
- ▶ Add lockers in halls
- ▶ Replace built-in cabinetry in classrooms
- ▶ Storage/shelves in specialist classes
- ▶ Install walls for office/SpEd

Fiske

- ▶ Air conditioning in main office, principal's office, nurses office
- ▶ Fix art storage deficiencies

Energy Efficiency



SCHOFIELD: Window Replacement

Facilities Recommendations

Category 2: Renovations

Energy Efficiency



Both Fiske & Schofield

- ▶ Insulate exterior walls
- ▶ Hot water to external classrooms

Fiske

- ▶ Electrical: Exterior LEDs [2]
- ▶ HVAC: Convert steam boiler to hot water

Schofield

- ▶ Replace windows except in 2006 modulars
- ▶ New exterior & interior lighting [4]
- ▶ Insulate steel columns in classrooms

Facilities Recommendations

Category 2: Renovations – Add-Ons



Both Fiske & Schofield

- ▶ Paint interior surfaces
- ▶ HVAC: Metasys energy management system
- ▶ Other: Food Service Lay-out
- ▶ Address pickup/drop-off

Fiske

- ▶ New ceilings in basement classrooms and cafeteria

Schofield

- ▶ Replace hall ceilings

Facilities Recommendations

Category 3: Annual Cash Capital

Sprague, Bates and PAWS



- ▶ To be included in 5 year facilities cash capital plan

Facilities Recommendation

Category 4: WMS Engineering Study



- **\$75,000 to evaluate major building systems**
 - ▶ Consideration of adding AC to Auditorium
 - ▶ HVAC condition in gyms A & B
 - ▶ Distribution piping evaluation
 - ▶ Boiler evaluation
 - ▶ Science wing acid treatment
- ▶ **Several components included in 5 year cash capital plan**
- ▶ **Submit Statement of Interest for windows to MSBA Accelerated Repair Program**

Facilities Recommendations

Summary



- ▶ **Category 1 – Major Renovations, Additions, Replacement, and/or Consolidation: *Hardy, Hunnewell & Upham***
 - ▶ *MSBA Candidate*
 - ▶ *Study Funds: Article 7, Motion 2 - \$90,000*
- ▶ **Category 2 – Infrastructure Renovations+ : *Fiske & Schofield***
 - ▶ *Extend life 15-20 Years*
 - ▶ *Design Funds: Article 7, Motion 1 - \$2,432,000*
- ▶ **Category 3 – Cash Capital Plan: *Bates, Sprague and PAWS***
- ▶ **Category 4 – WMS: Cash Capital and Future Mechanical Systems replacement**
 - ▶ *Study Funds: Article 7, Motion 3 - \$75,000*

PBC Slides





Article 7 Motion 1

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Article 7 Motion 2

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Article 7 Motion 3

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