

School Facilities Update

School Facilities Committee (SFC) &
Symmes Maini & McKee Associates (SMMA)
June 9, 2014

School Facilities Committee (SFC)

- Judy Belliveau, WPS Director of Finance and Operations
- Tom Goemaat, Construction Executive
- KC Kato, School Committee
- Hans Larsen, Wellesley Executive Director
- David Lussier, WPS Superintendent
- Joe McDonough, Facilities Maintenance Department
- Jack Morgan, Town Meeting Member, Former Advisory Member
- Dave Murphy, Board of Selectmen
- Symmes, Maini, McKee & Associates (SMMA)

Background

- Special Town Meeting December 2013
 - WMS Systems Study
 - Hardy, Hunnewell, Upham Study
- School Committee submissions to the Massachusetts School Building Authority (MSBA) Spring 2014
- Studies commenced Spring 2014 with SMMA
- May 2014, North 40 Committee assembled
- June 4th MSBA Invitation for WMS Windows

Hardy, Hunnewell, Upham Study

- Enrollment: What enrollment should we be building for?
 - Cropper Projections and consideration for future growth
 - Assume Schofield, Fiske, Sprague and Bates at 90% Capacity
 - Remainder split across other schools

- What is the appropriate enrollment for each school?
 - What is the **minimum** for educational and operational effectiveness for Wellesley?
 - What is the **maximum** for educational and operational effectiveness for Wellesley?

- What are the existing conditions/limitations?
 - Of the Buildings – programmatic issues, systems issues, etc.
 - Of the Site – buildable land, traffic, permitting, neighborhood concerns etc.
 - What “fits” on the site?

Hardy, Hunnewell, Upham Study

- As of May, how do we think about the North 40 for a school?
 - Opportunity to build new unencumbered
 - Impact on other schools due to location
 - Impact on enrollment if used for residential development
- What are all the options?
 - New School
 - Renovation/Addition
 - Consolidations/Closures
- Conceptual Cost Estimating
 - Options
 - Phasing
- Inform Town Boards and Community Along the Way
 - Make Recommendation to School Committee

Enrollment

Peak Enrollment FY09: 2,481

	Capacity w/Modulars	Classroom Sections	Capacity at 90%	Projected 2018-19
Bates	418	19	376	373
Fiske (3 mods)	374	17*	337	300
Schofield (4 mods)	396	18	356	395
Sprague	418	19	376	360
	1606		1,445	1,428
Hardy (4 mods)	308	14	277	269
Hunnewell (2 mods)	330	15	297	274
Upham (2 mods)	264	12	238	288
	902		812	831
Total Enrollment	2,508		2,257	2,259

Source: Cropper GIS 2013 Study. Modeled 22 ST/CR. *Changing to 16 in FY15.

Enrollment

	Total Enrollment	B/F/S/S Capacity	H/H/U (remainder)
Approx. Projected*	2,250	1400	850
High (proj + ~10%)	2,500	1400	1,100

*Approximate Projection from Cropper GIS 2013 Study.

Appropriate Enrollment

Current WPS Elementary Schools vary from 2-3 sections per grade

Sections Per Grade	Total Classroom Sections	Guideline Min	Guideline Max
2 Sections	12	248	280
3 Sections	18	372	420
4 Sections	24	496	560
5 Sections	30	620	700
6 Sections	36	744	840

Wellesley Class size guidelines: k-1 (18-22); 2-5 (22-24).

MSBA Class size guidelines: k(18); 1-6 (23) (Allows for 10-15% growth)

Appropriate Enrollment - Considerations

- Class size equity more manageable as sections increase (Upham versus the MS)
- Grade level educator opportunities increase as sections increase (collaboration, professional development, mentoring)
- Operational efficiencies due to fixed costs (principal, nursing staff, specialists, etc.)
- Community Expectations
- Site Constraints
- Monitor Enrollment After First Phase and Adjust Accordingly

Preliminary Conclusion: minimum of 3 sections and maximum of 5 sections.

Site Considerations

- Buildable land
- Traffic
- Fit Test
 - Can construction be done without swing space?
 - Can construction be done without extensive phasing?

John D. Hardy Elementary School

Total Acreage: 7.5 Acres

Approx. Buildable Acreage: 6.0 Acres



Hunnewell Elementary School

Total Acreage: 5.6 acres

Approx. Buildable Acreage: 3.0 acres



Upham Elementary School

Total Acreage: 12.0 Acres

Approx. Buildable Acreage: 10.5 Acres



SFC & SMMA CONSENSUS POINTS

- Concern for using low 3 school enrollment figures (850 vs 1,100)
- Strongly prefer 2 school scenarios – i.e. opportunity for consolidation
- Phase one should be a new building not resulting in need to relocate students w/modulars
 - Saves time
 - Saves money
 - Less disruptive educationally
- Hardy school site and North 40 site are “connected”
 - Use of North 40 site might result in closure of Hardy School
- Concern for closing Hunnewell from Town geography, districting, traffic and transportation perspective
- Expansion of Upham building challenging due to site and building/educational limitations
 - New structure more feasible

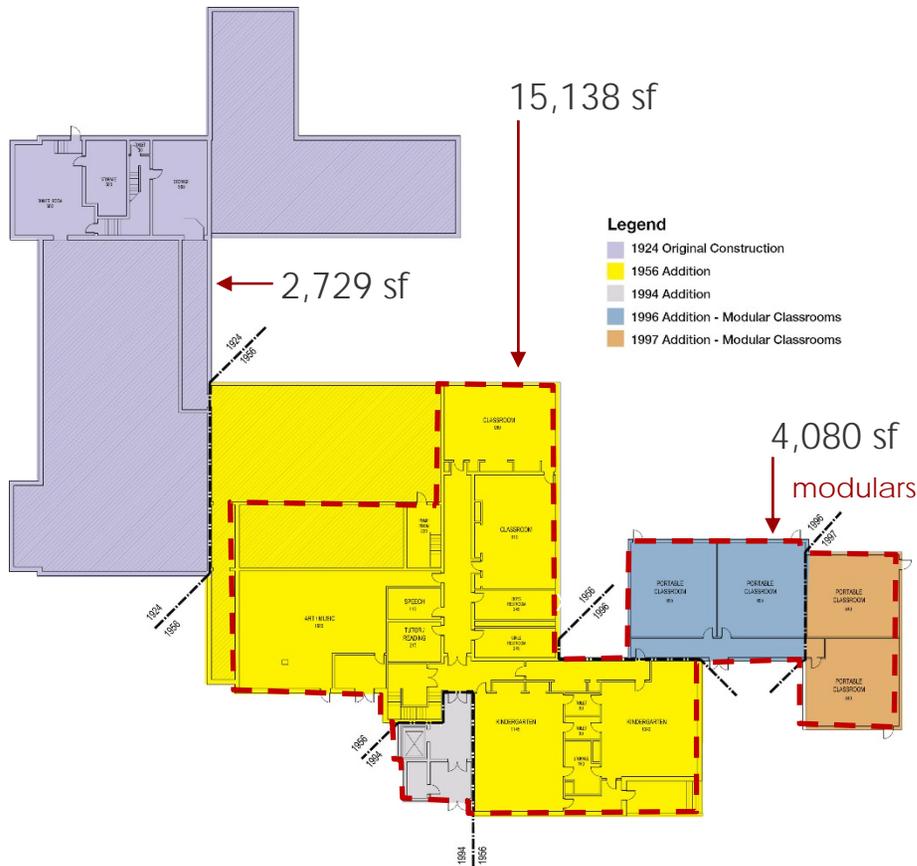
Hardy

- Site large enough to build new while operating existing
- Renovation/ Addition may be a possibility
- Modularity nearing useful life
- Traffic and internal circulation issues to be addressed
- Determine "Historic" Value of Original Building



- Discussion Points**
- Water Protection Zone
 - Morses Pond: Water Supply
· Protection District Requiring SPGA
(Special Permit Granting Authority)
 - Grade Change
 - Building Layout
 - Traffic Safety
 - Play Space

Hardy



Existing Classroom Areas
Kindergarten: 1100-1200 SF
Grades 1-5: 850-950 SF

MSBA Standard
Kindergarten: 1100 SF Min. - 1300 SF Max.
Grades 1-5: 950 SF Min.

Existing Building: 45,909 GSF
Including 4 modular classrooms

Current Enrollment
306 Students

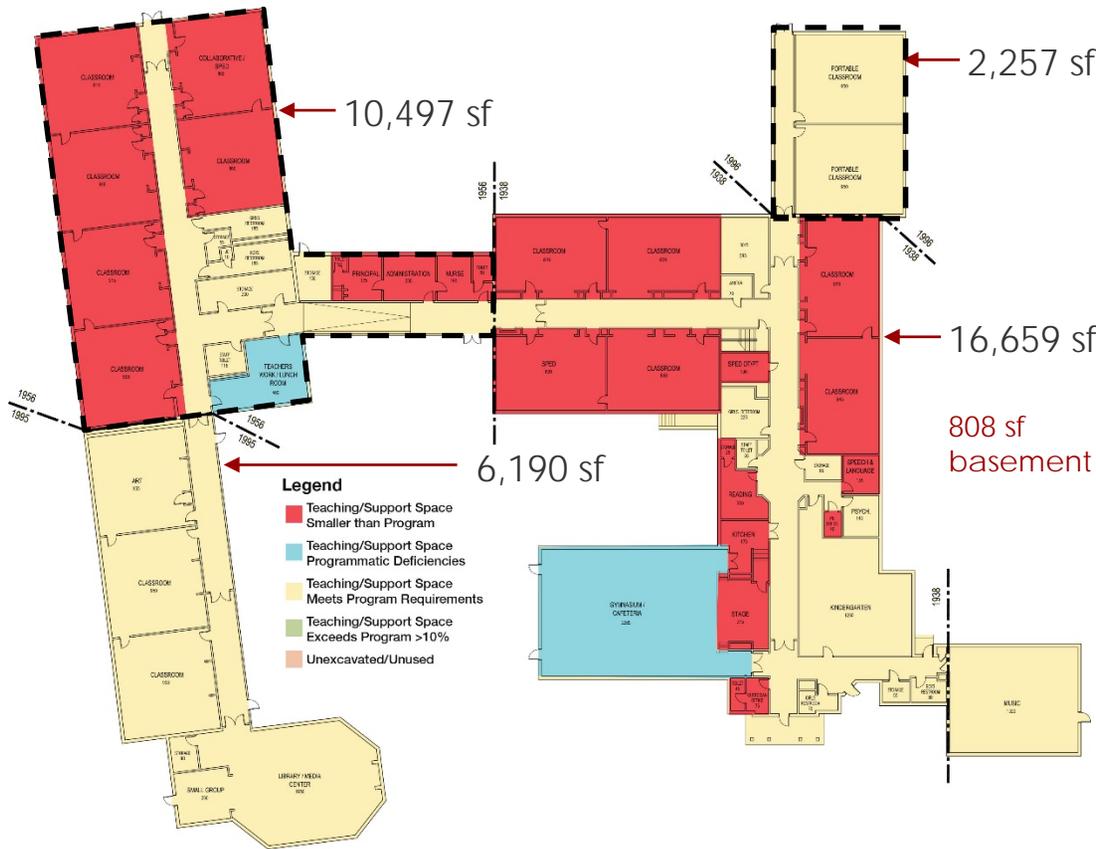
■ Lower Level

Hunnewell

- Site constraints
 - 3 acres
 - Wetlands
 - Unable to build new while operating existing building
- Modularity nearing useful life
- Renovation phasing would be challenging
- Renovation allows for retaining of historical building
- Location in District
- Consider Parking Deck at Municipal Lot



Hunnewell



■ First Floor

Existing Classroom Areas

Kindergarten: 1250 SF
 Grades 1-5: 850-950 SF

MSBA Standard

Kindergarten: 1100 SF Min. - 1300 SF Max.
 Grades 1-5: 950 SF Min.

Current Enrollment

299 Students

Existing Building: 36,441* GSF (to be confirmed)

Including 2 modular classrooms

Demo: 1956 Wing

Reno: 1938

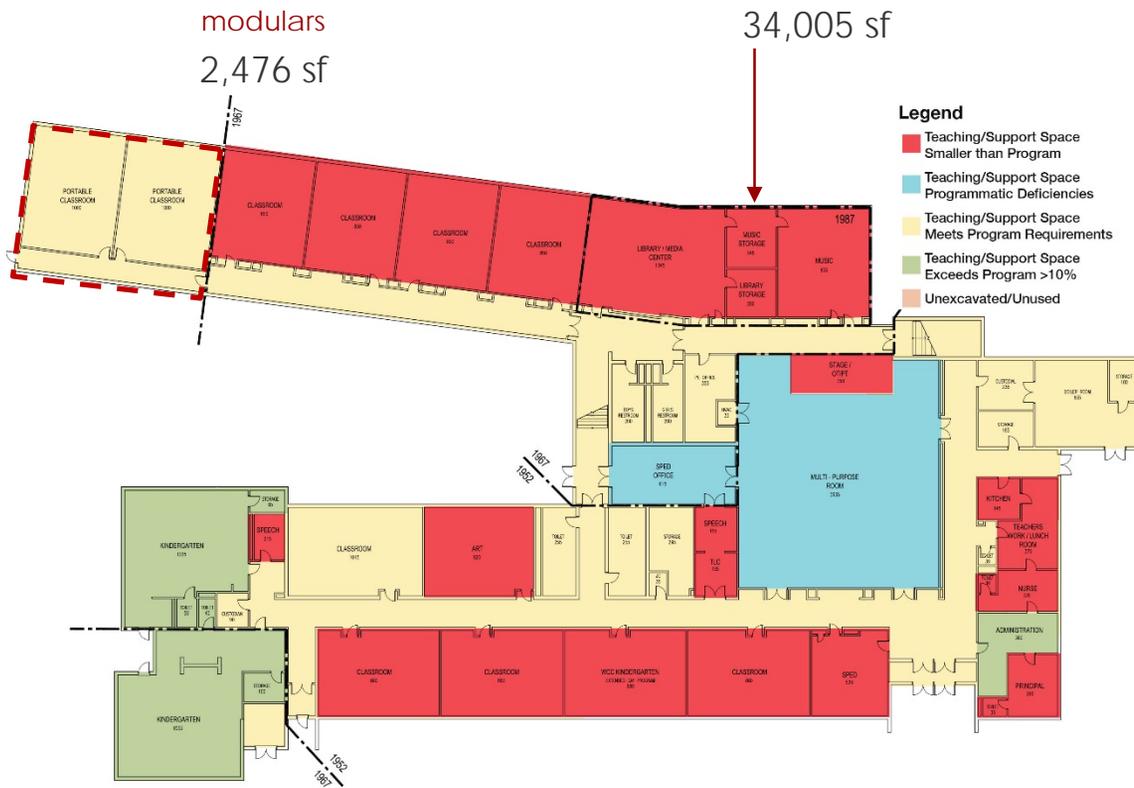
Add:

Upham

- Site large enough to build while operating existing school
- Modularity nearing useful life
- Ledge increases construction cost
- Renovation would require complicated phasing
- Four section school results in larger addition than original building



Upham



Existing Classroom Areas

Kindergarten: 850-1700 SF

Grades 1-5: 850-1000 SF

MSBA Standard

Kindergarten: 1100 SF Min. - 1300 SF Max.

Grades 1-5: 950 SF Min.

Current Enrollment

243 Students

Existing Building: 36,481 GSF

Including 2 modular classrooms

Demo:

Reno:

Add:

■ First Floor

NORTH 40 SITE

Northern (larger) Portion: 40 acres
Southern (smaller) Portion 6.6 Acres



NORTH 40 SITE

Northern (larger) Portion: 40 acres
Southern (smaller) Portion 6.6 Acres



Options

	Hardy	Hunnewell	Upham	North 40
New	Yes 	No 	Yes 	Yes 
Renovation /Addition	Yes 	Yes 	No 	N/A

Next Steps

- SFC and School Committee decision on enrollment projections
- SFC and School Committee decision on minimum and maximum school size
- Conceptual Economic Analysis of Options
- North 40 Committee Considerations
- Community Input and Considerations