

MEMORANDUM

To: KC Kato Date: 4/29/2014
From: Alex Pitkin, Joel Seeley Project No.: 14015
Project: Hardy, Hunnewell, Upham Schools Options Study
Re: School Facilities Committee Meeting No. 4
Planning and programming discussions
Distribution: Attendees, (MF)

Meeting four focused on four scenarios based upon the mid-range of student population(s) and chart of options for the Hardy, Hunnewell, and Upham Schools, utilizing Options 4, 5, and 24 and a Hybrid three building scenario (4a). Mostly two school scenarios were studied on the three building sites with general conversation on the individual building challenges based on unique site conditions, potential school populations, neighborhood concerns and the potential long term masterplan fulfillment.

Meeting time: Start: 7:30 am Opened by K.C. Cato
Adjourned: 8:30 am Motion by Barbara Searle, second Jack Morgan – unanimous by SFC

General

- Motion to approve previous minutes by Jack Morgan, seconded by Barbara Searle – Motion carried unanimously by the SFC.
- SFC will organize two more SFC meetings prior to the first public/community meeting or School Committee meeting for late May or into June.
- New business discussion was held regarding the potential Town purchase of Wellesley College’s “North Forty” land to be dispensed in the near future. The parcel has a use covenant “Durant Indenture” only allowing for uses that provide for the “greater benefit” of the College – sale will require some legal action with the Attorney General’s office. The Board of Selectmen would like the School Facilities Committee to weigh in on interest in further investigating the property purchase. Two other parcels will also be for sale, but are not applicable to this study.
- Committee has requested that SMMA include the potential parcel in the next round of option studies Avoidance of the small vernal pool, community garden area, and former landfill area if possible:
Assume a four or five section school maximum for the parcel.
Joel will contact Brian DuPont (Town’s GIS coordinator) for mapping information.
- Motion for the School Facilities Committee to support the further study and visioning regarding use of the Wellesley College North 40 property for the possible use as a school by Barbara Searle, seconded by Jack Morgan. Motion carried unanimously by SFC.
- SMMA will attend a public meeting to be held at the Wellesley College Club next Tuesday 5/6/14
- Existing traffic on Weston Road will remain a concern moving forward in any scenario: Weston Road at 16,000+ trips a day as compared to Kingsbury Road at 8,000+/- trips a day.

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Scenario One:

Utilizes Option 4:

- Phase One: Hardy New School for 536 Students, 81,722 GSF (MSBA allowable*)
Four section school
- Phase Two: Hunnewell School Renovations and additions for 314 Students, 36,441SF new + 19,559 SF addition 56,000 GSF total (MSBA allowable*)
Slightly larger than a Two section school (268 Students)
- Phase Three: Close the Upham School
- See PPT for the Pros and Cons for each specific site – SFC should review and comment for future community meetings and the report
- Final Scenarios shall have a conceptual cost estimate associated with the report

Scenario Two:

Utilizes Option 5:

- Phase One: Construct new Upham School for 536 Students, 81,722 GSF (MSBA allowable*)
Four section school
- Phase Two: Hunnewell School Renovations and additions for 314 Students, 36,441SF Renovations + 19,559 SF addition 56,000 GSF total (MSBA allowable*)
Slightly larger than a Two section school (268 Students)
- Phase Three: Close the Hardy School
- See PPT for the Pros and Cons for each specific site – SFC should review and comment for future community meetings and the report
- Final Scenarios shall have a conceptual cost estimate associated with the report

Scenario Three:

Utilizes Option 24:

- Phase One: Construct new Hardy School for 536 Students, 81,722 GSF (MSBA allowable*)
Four section school
- Phase Two: Construct new Upham School for 425 Students at 70,300 GSF total (MSBA allowable*)
Three section school (425 Students)
- Phase Three: Close the Hunnewell School
- See PPT for the Pros and Cons for each specific site – SFC should review and comment for future community meetings and the report
- Final Scenarios shall have a conceptual cost estimate associated with the report

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Scenario Four:

Utilizes Option 4a:

- Phase One: Hardy New School for 536 Students, 81,722 GSF (MSBA allowable*)
Four section school
- Phase Two: Hunnewell School Renovations and additions for 314 Students, 36,441SF new + 19,559 SF addition 56,000 GSF total (MSBA allowable*)
Slightly larger than a Two section school (268 Students)
- Phase Three: Renovations and additions to the Upham School to convert the building to an Early Education facility tied to the Bates School neighborhood, 200 Students 34,000 SF renovations and 10,000 SF new construction.
Approximately 10 classroom spaces @ 20 Students grades Pre-K through first grade
- See PPT for the Pros and Cons for each specific site – SFC should review and comment for future community meetings and the report
- Final Scenarios shall have a conceptual cost estimate associated with the report

Hardy School Options:

The Hardy site was explored in more detail due to the larger site size and potential options for locating the building on various portions of the site:

- Option A depicts a new four section school at the far rear section of the site
- Option B depicts a new four section school at the front of the site on the existing Hardy School's footprint – this would most likely need to be a second phase project due to the relocation of students
- Option C depicts a new three or four section school at the front of the site utilizing the existing 1924 Hardy School's footprint – this would most likely need to be a second phase project due to the relocation of students, the existing building might be repurposed as Kindergarten classrooms or a media center.

General :

- Joe McDonough asked if a parking deck should be considered for the Hunnewell Options.
- SMMA to determine the rough order of magnitude cost of ledge removal at the Upham site.

Next Steps

- Next meeting shall be coordinated by the SFC
- SFC should forward any comments regarding the presented scenarios and pros and cons.
- SMMA will upload today's PPT (slight modifications).
- SMMA will begin analysis of the Wellesley College North Forty site for the next meeting using a four or five section school footprint.
- Presented Area analysis of each existing School building – will be a basis of understanding the cost modeling each scenario

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