

Hunnewell Elementary School Feasibility Study

SMMA
COMPASS
PROJECT MANAGEMENT

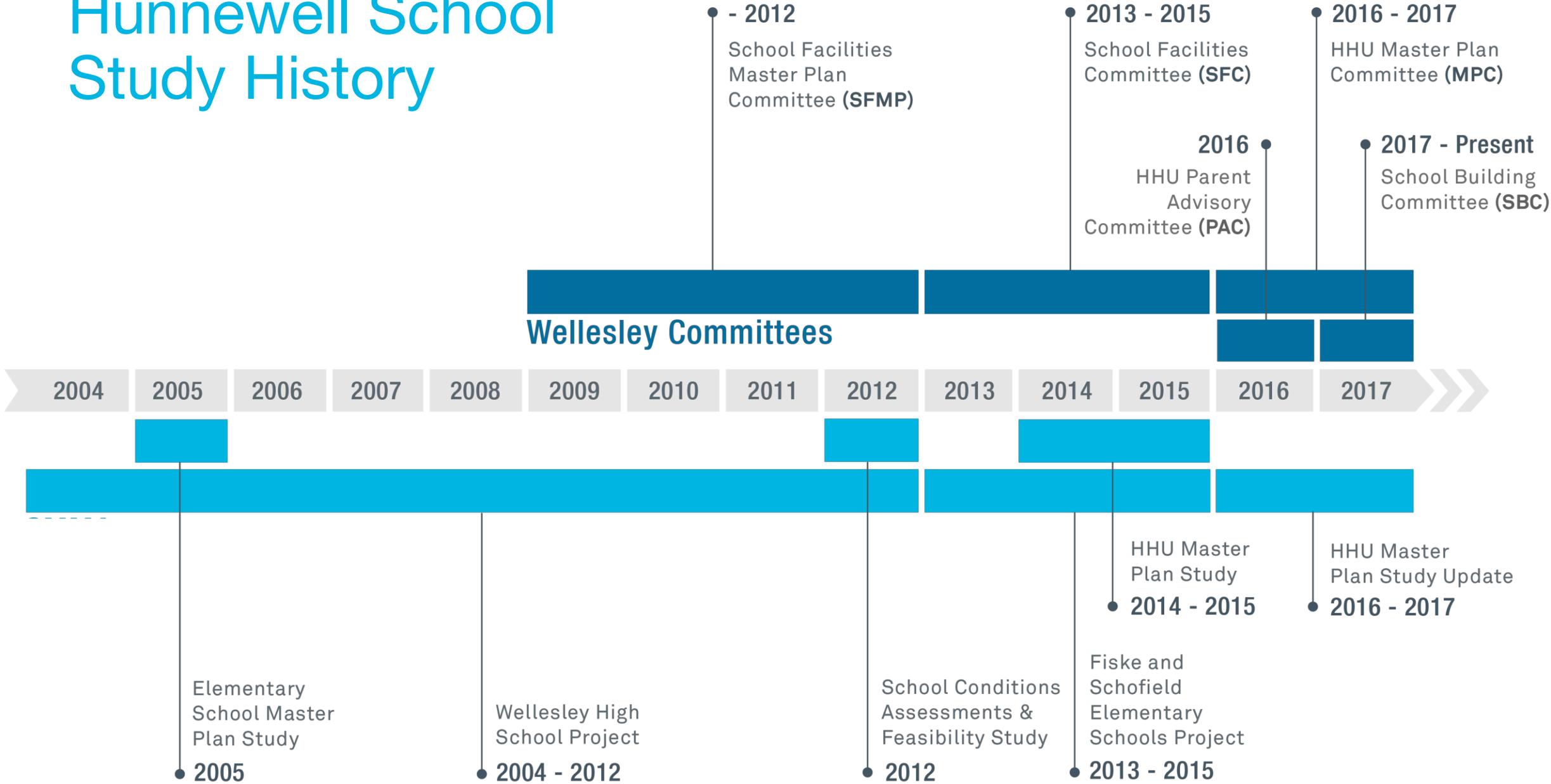


Joint Meeting of the SBC, BOS & SC

June 6, 2019



Hunnewell School Study History



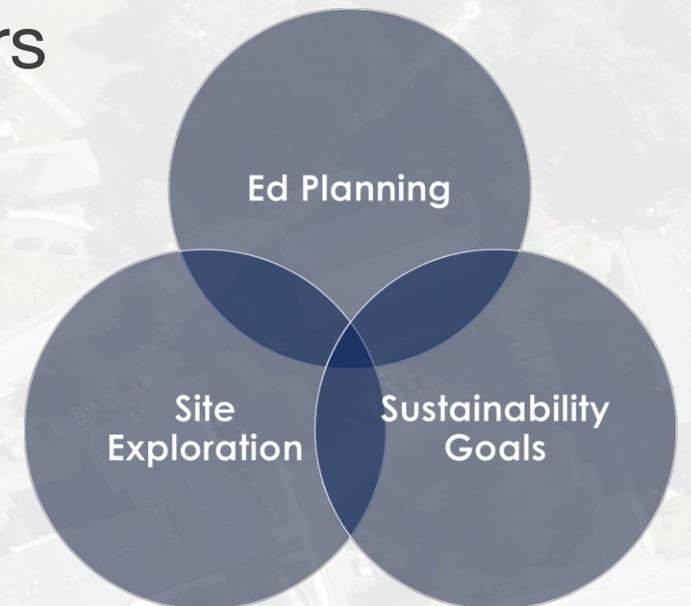
School Committee Guiding Principals

- New or substantially rebuilt facilities needed to meet educational needs
- Maintain neighborhood school model
- Rebuild two schools now with enrollment trigger for third school
- Schools should be 19 classrooms each and meet MSBA standards
- Build at Hunnewell and either Hardy or Upham, in an order to be determined after further study



Charge to the SBC

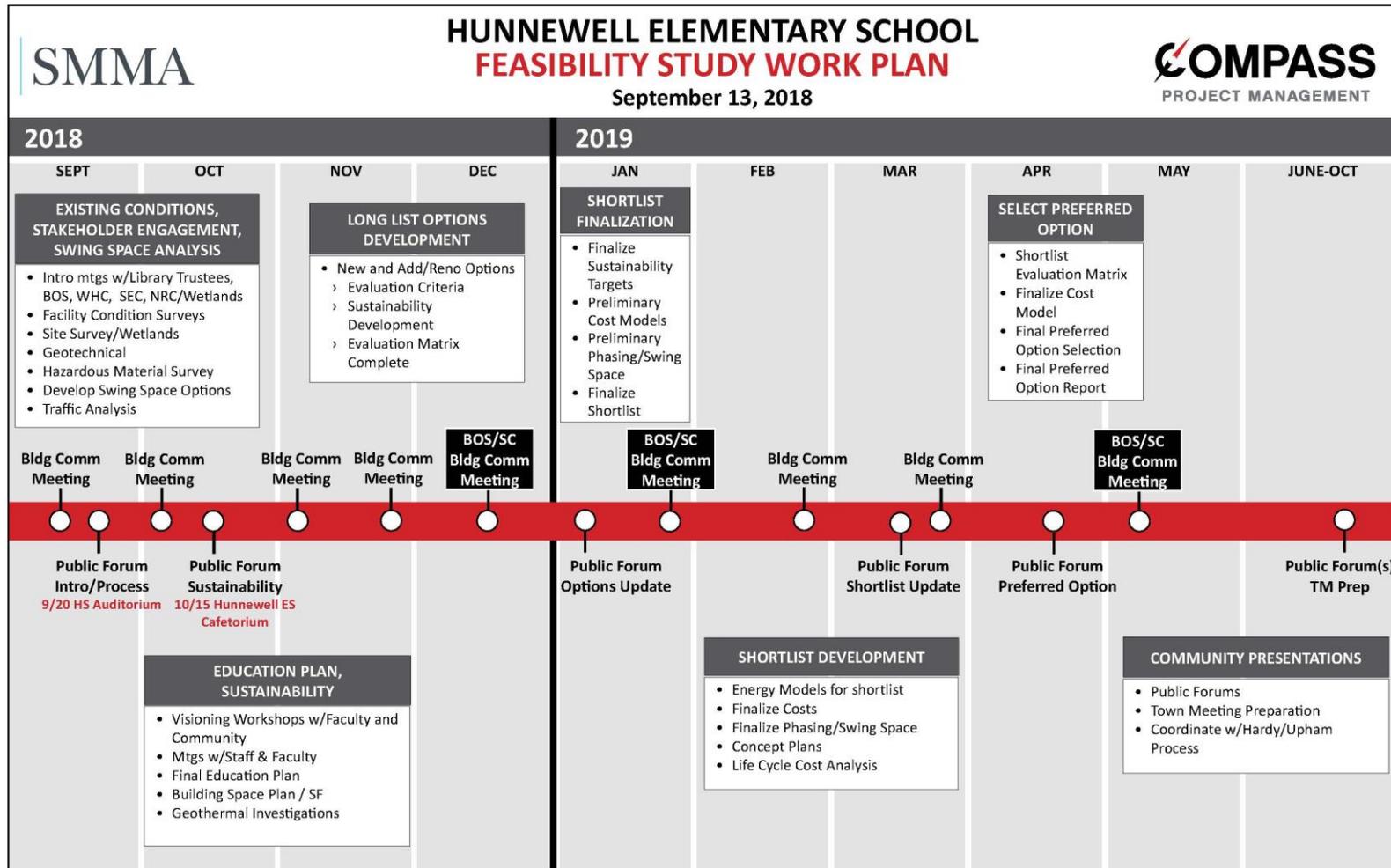
- Hire project team
- Conduct feasibility study
- Analyze swing space options, potentially independently
- Involve School Committee and Board of Selectmen along the way
 - General Public, School community, neighbors
 - Affected boards and organizations
- Report to SC and BOS
- Supportive votes from SC and BOS required to move forward



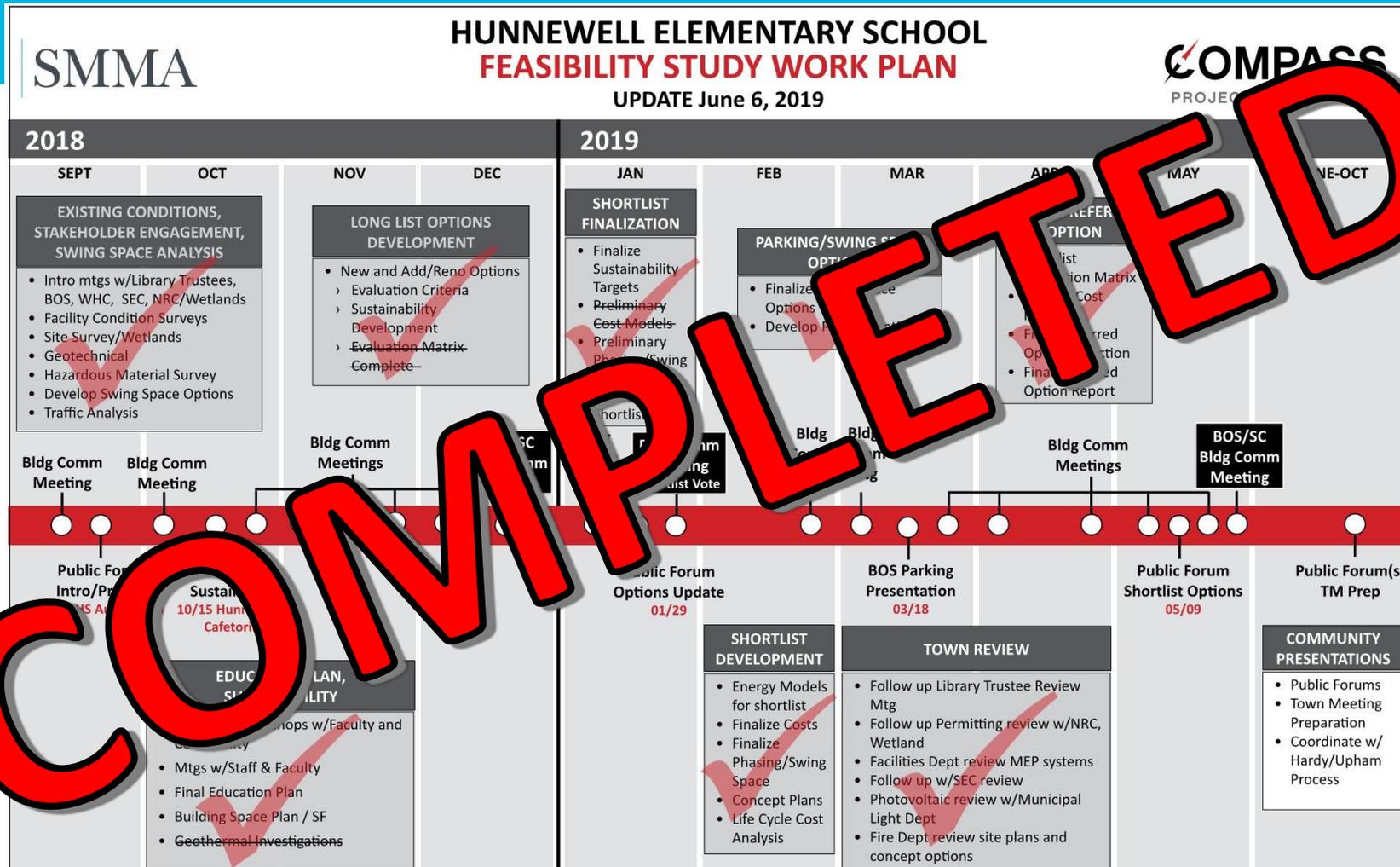
Feasibility Study Process Overview

- Existing Building and Site Analysis
- Educational Planning & Programming
- Options Review & Site Planning
 - Additions and Renovations and New Construction Alternatives Analyzed
- Sustainable Design Considerations
 - Sustainable Design Charette – Community Forum
 - Energy Model and Finance Cost Analysis
- Swing Space Options Analysis
- Cost Estimates and Setting Project Budget & Schedule
- Community Engagement

Project Schedule



Project Schedule



COMPLETED

Over 35 Publicly Posted meetings over 8 months



Educational Planning

- Small School Environment – Expanded Opportunities
- Design Patterns
- The Learning Commons
- Existing Building Limitations and Opportunities

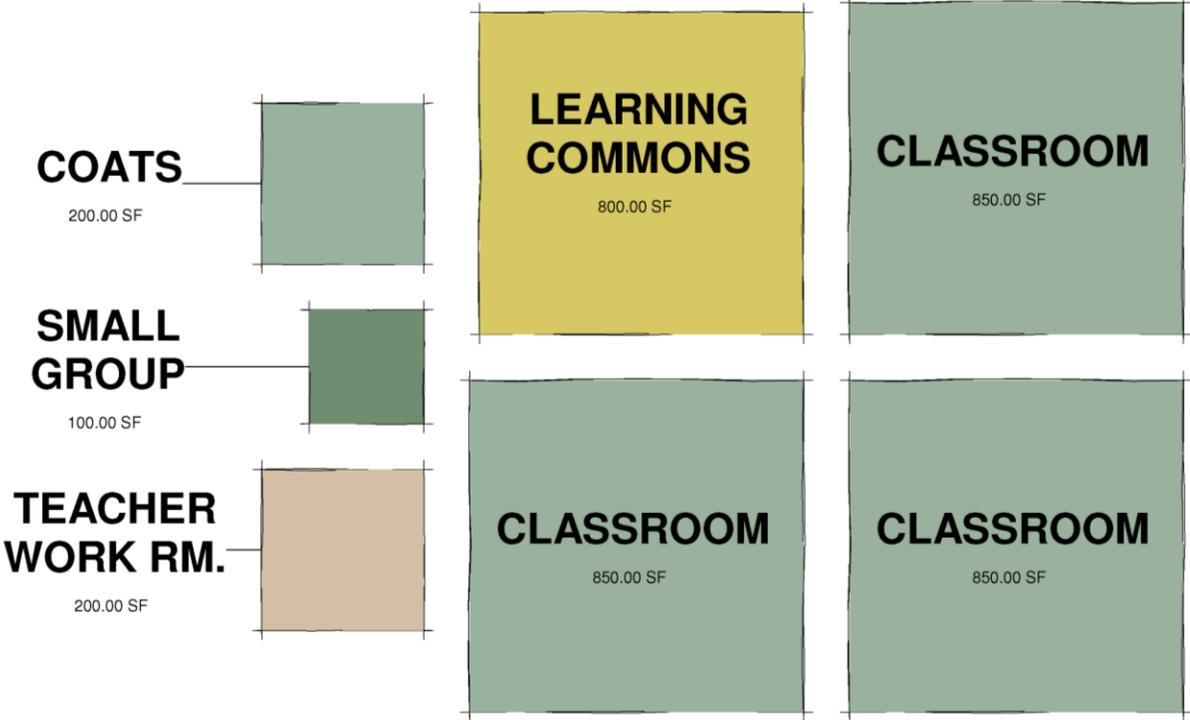
Educational Plan: Vision for New Hunnewell

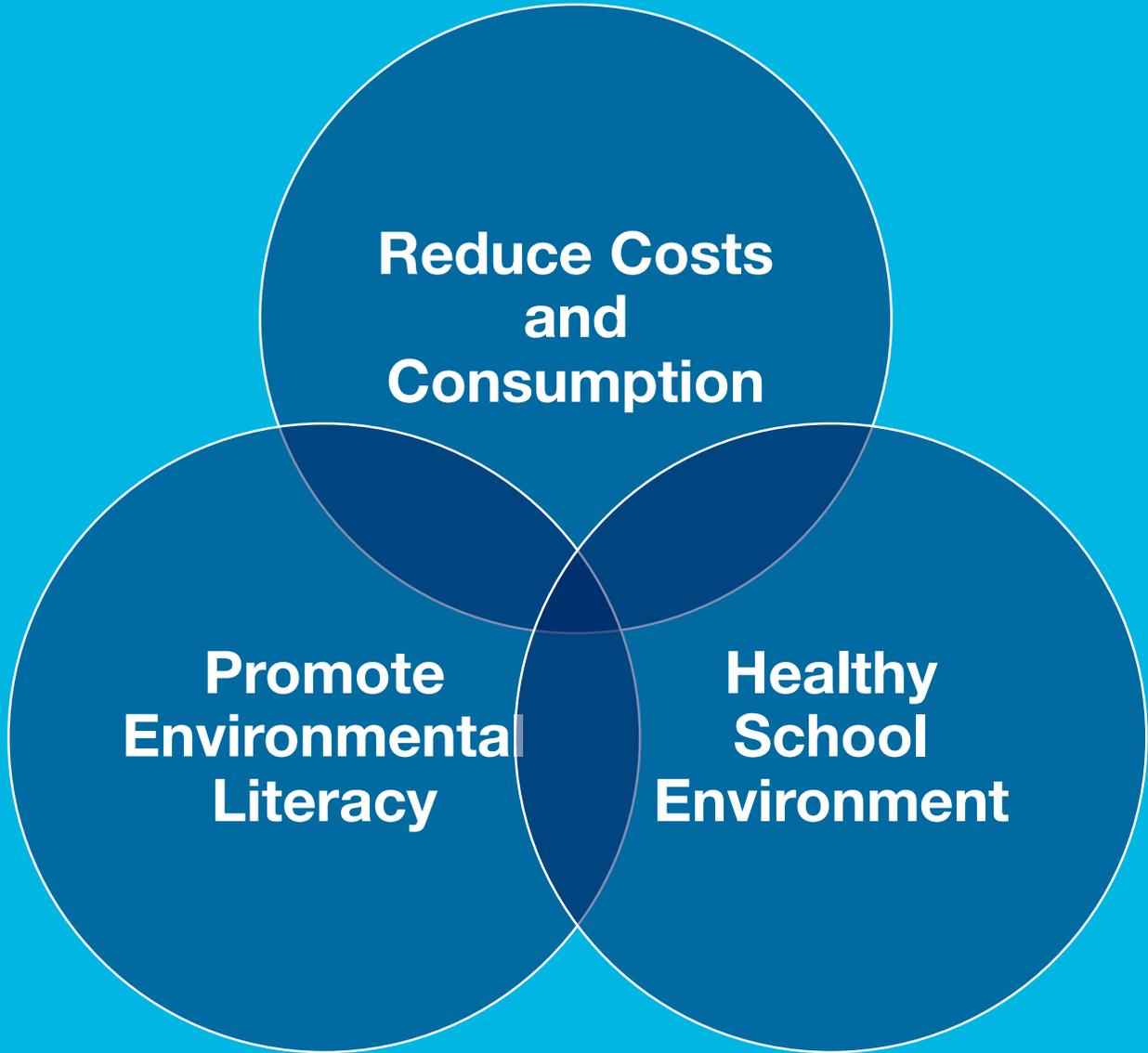
- Neighborhood Learning Communities
- Flexible Spaces
- Indoor / Outdoor Connectivity
- Safety and Security
- Sustainability
- Compact Design



Elementary School Design Patterns

Neighborhood Learning Commons





Sustainability Goals

- Stringent Energy Efficiency Standards - Investigate Net Zero Energy Options
- Health & Wellness: Planning for LEED & WELL Standards
- Incorporate into Curriculum
- Collaborative Facilitation Process with Town's Constituents

Sustainability & Energy Efficiency Project Scope

- Following best practices of LEED and Well Standards
“Certifiable” but not Certified
- Highly efficient building envelope – above current codes
utilizing Passive House strategies
- All Electric Systems (except emergency generators)
Institutional quality HVAC systems – including “green” A/C throughout
- Maximize Solar Photovoltaic panels on building roof
Conservatively estimated at 35 - 50% required to be Net Zero Energy
(NZE) building
- Balance Open Space requirements & Stormwater management

Sustainability and MEP Considerations: Preliminary Energy Model Results

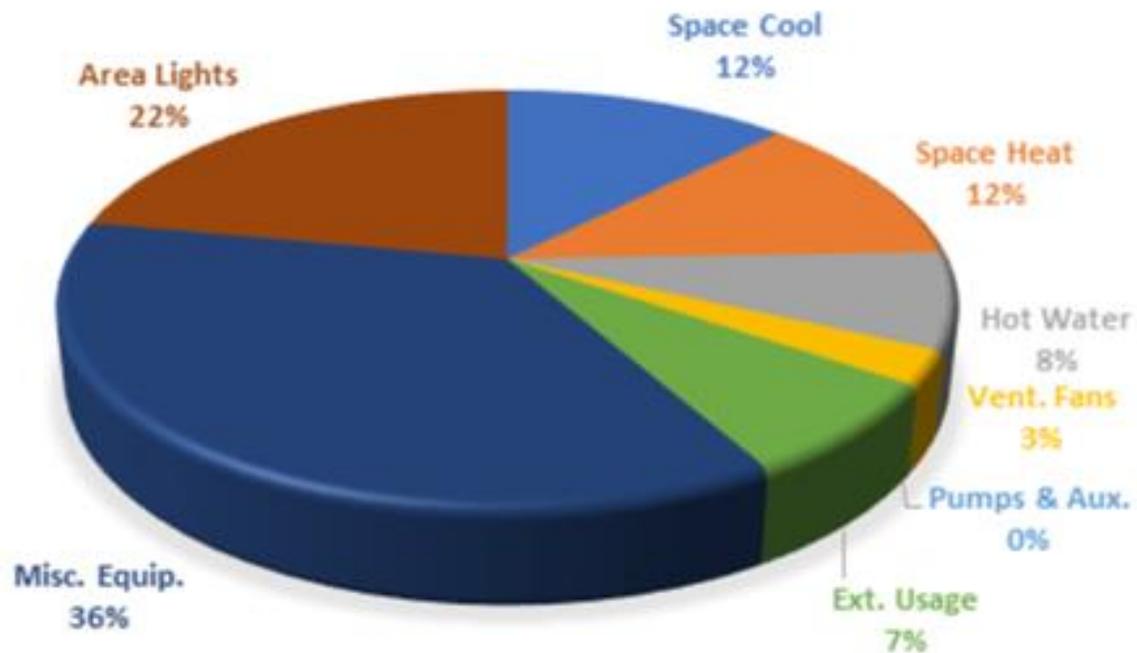
All New Construction
Predicted EUI of 23-27

Preliminary Option: **26.4**

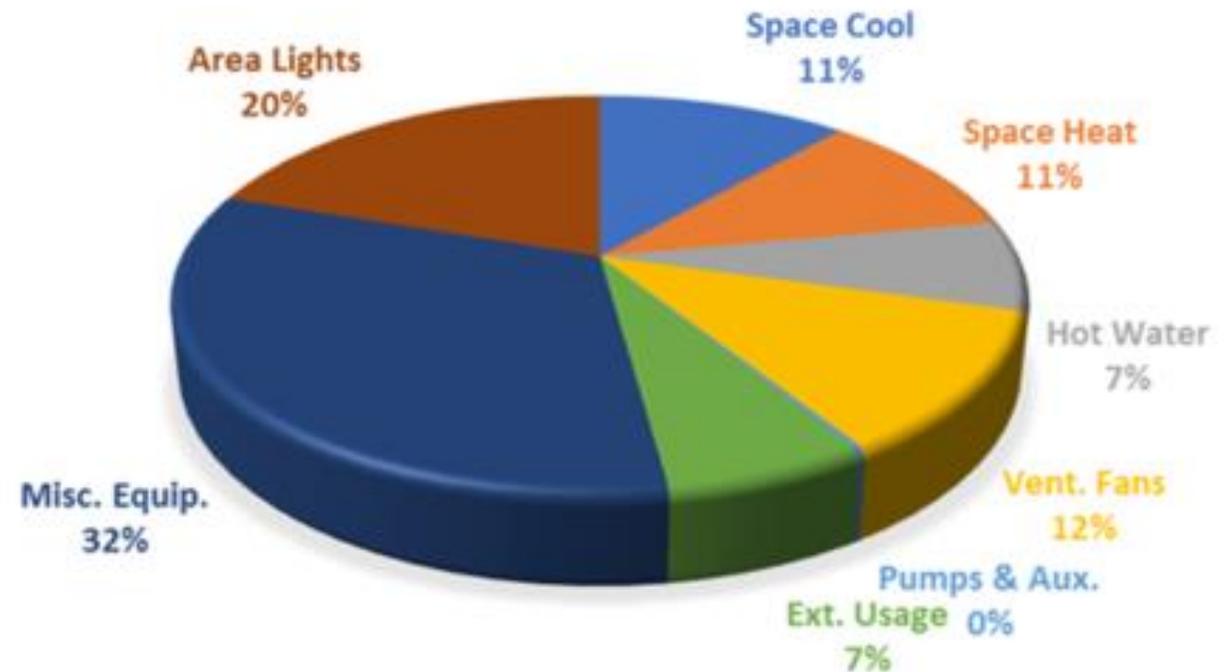
Addition/Renovation
Predicted EUI of 26-30

Preliminary Option: **28.4**

EUI BREAKDOWN



EUI BREAKDOWN



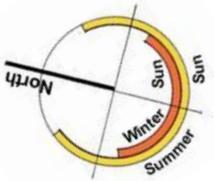
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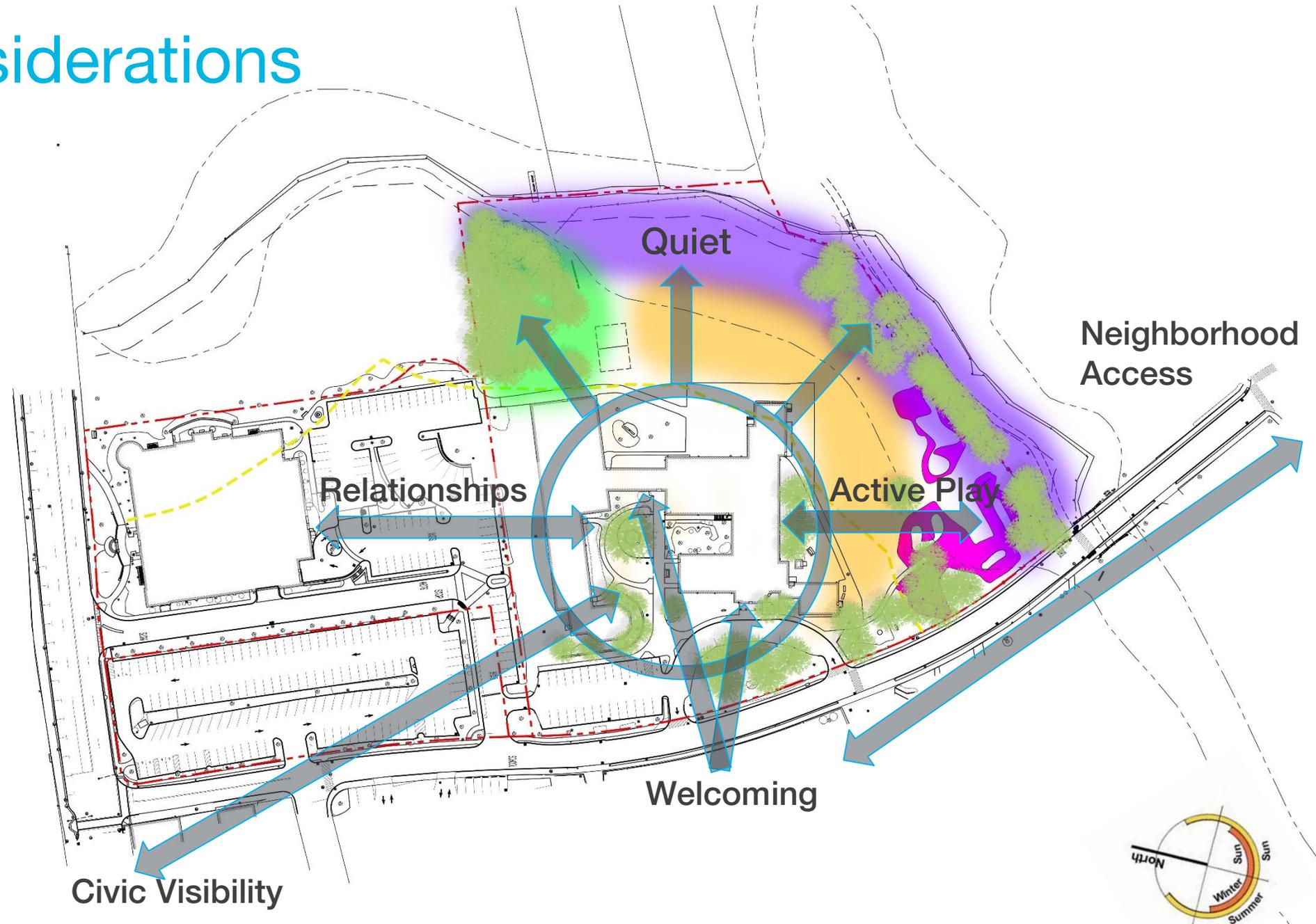
Concept Plans
Addition Renovation
New Construction



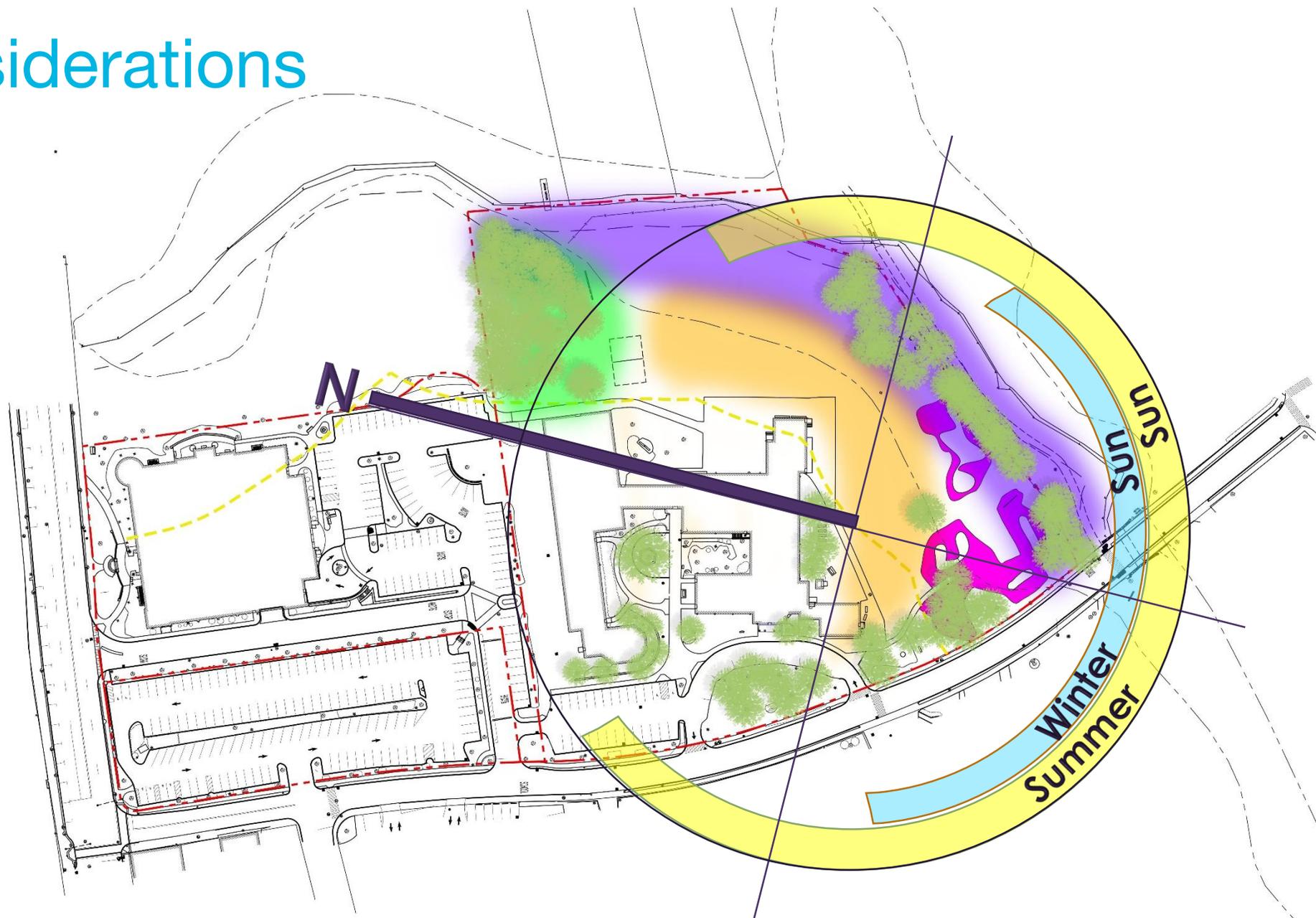
Constraints



Site Considerations



Site Considerations



Concept Plans: 11/6/2018

Additions & Renovations



New Construction



Concept Plans: 12/13/2018

Additions & Renovations

New Construction



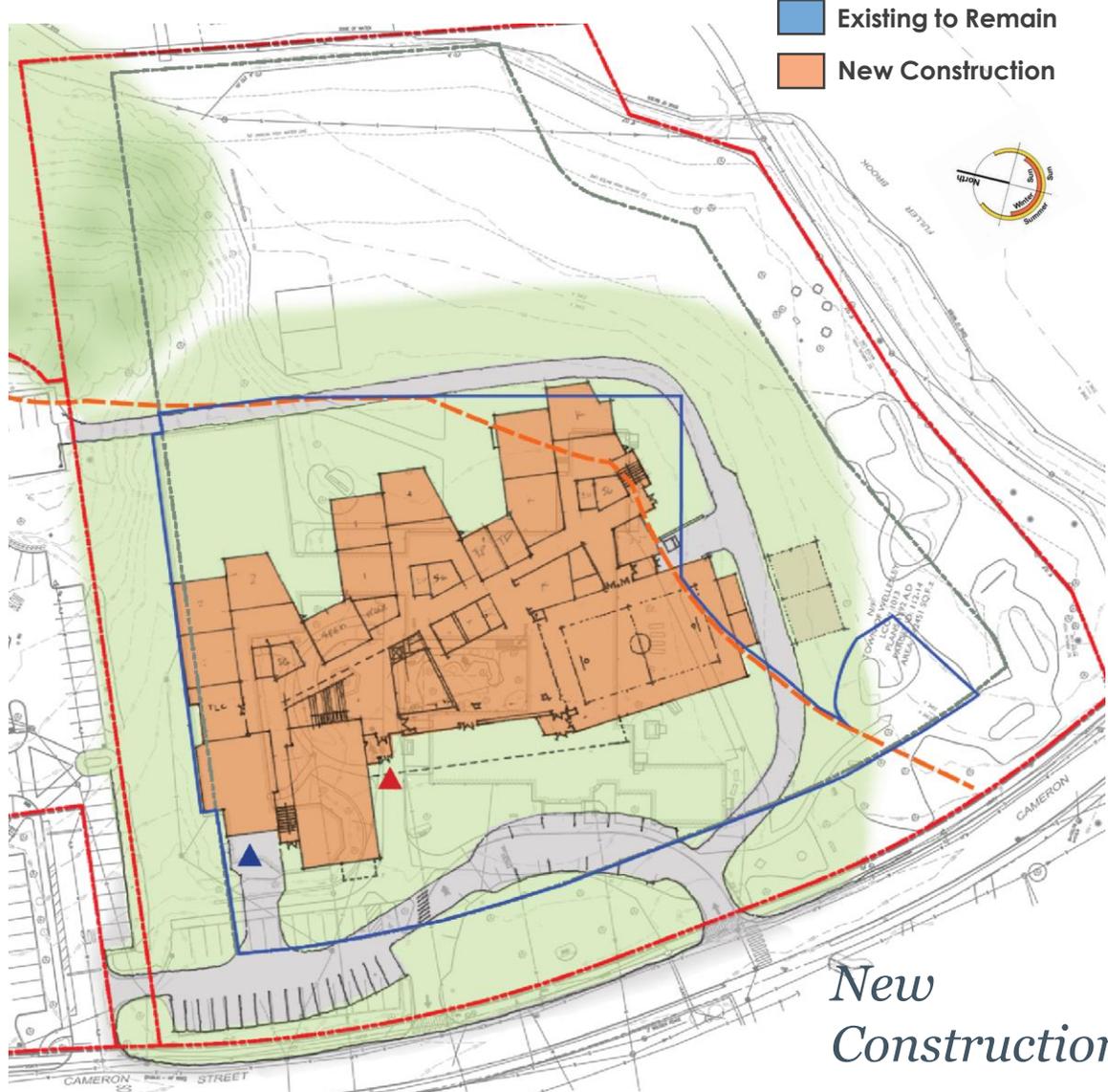
Add-Reno & New Construction Comparison

Site Plan

- ▲ Main Entrance
- ▲ Loading & Service
- Existing to Remain
- New Construction



Addition & Renovation



New Construction

Add-Reno & New Construction Comparison

First Floor Programming Plan

- Classroom
- SPED
- Science/Lab
- Media Center
- Kitchen/Servery
- Admin/Guidance
- Custodial/Toilets/Storage
- Teacher Planning
- Gymnasium/Support
- Health and Fitness
- Stage/Auditorium
- Art and Music
- Cafeteria/Circulation



Addition & Renovation

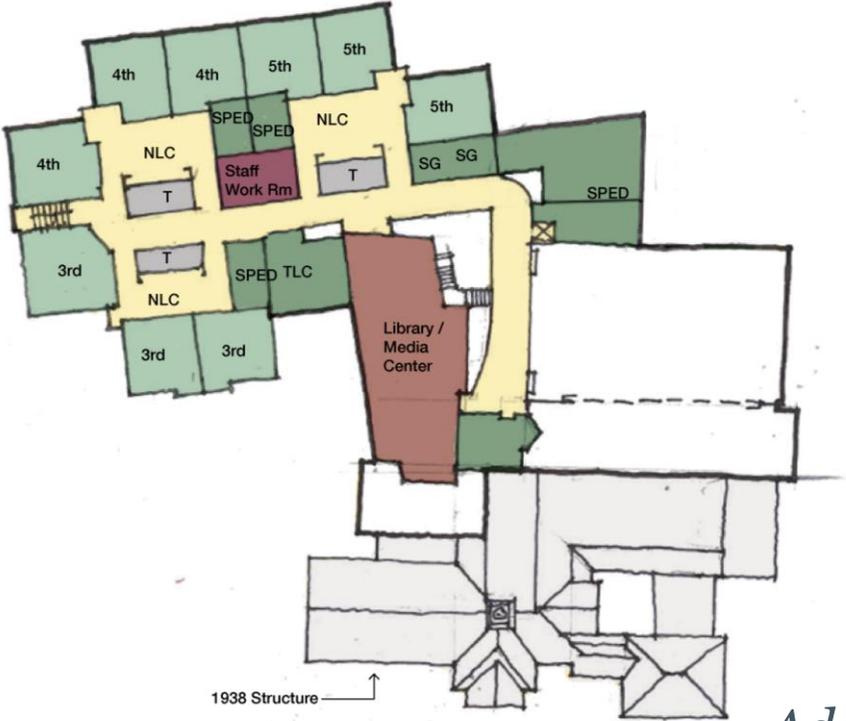


New Construction

Add-Reno & New Construction Comparison

Second Floor Programming Plan

- Classroom
- SPED
- Science/Lab
- Media Center
- Kitchen/Servery
- Admin/Guidance
- Custodial/Toilets/Storage
- Teacher Planning
- Gymnasium/Support
- Health and Fitness
- Stage/Auditorium
- Art and Music
- Cafeteria/Circulation



Addition & Renovation

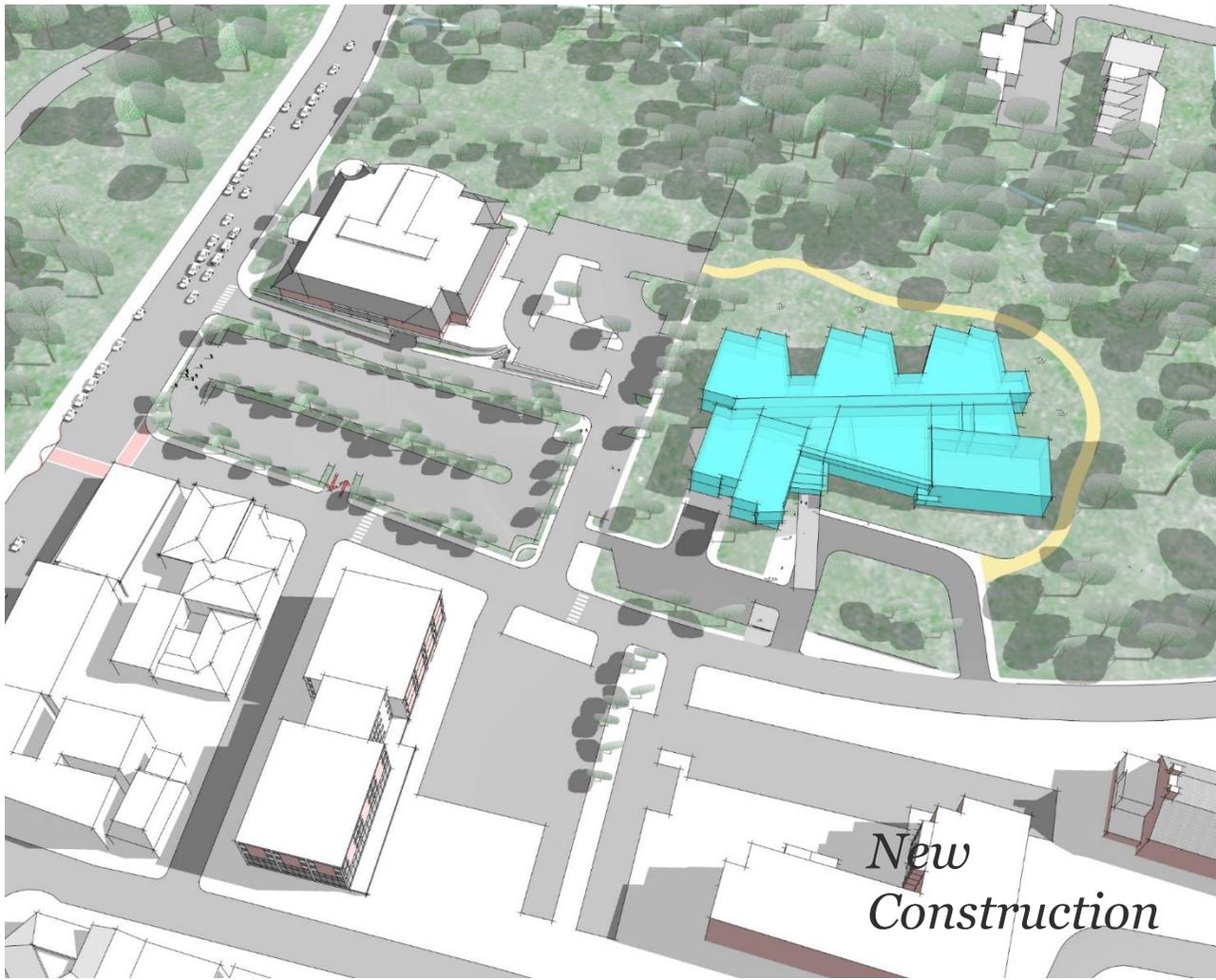
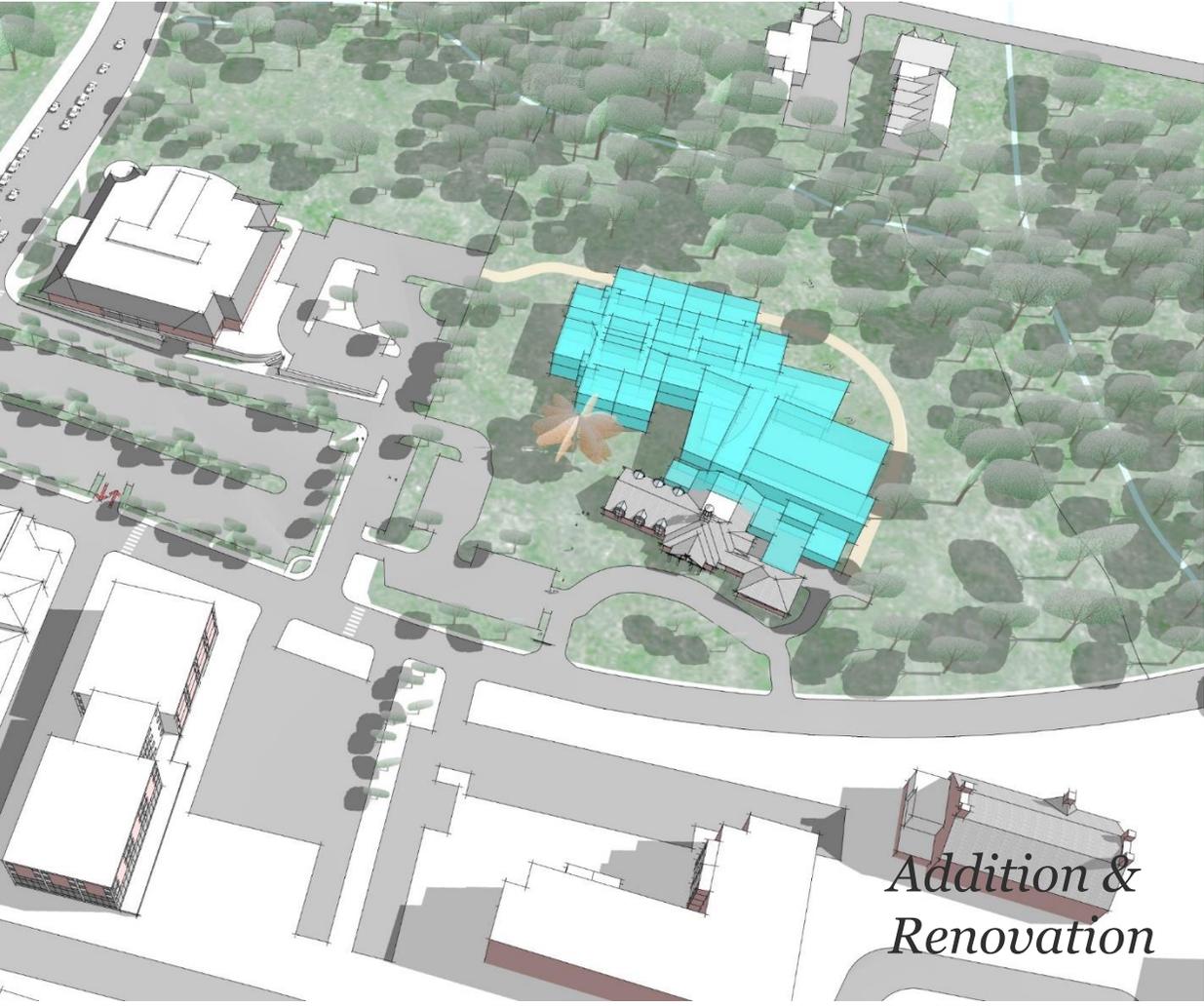


New Construction



Add-Reno & New Construction Comparison

Massing



Additions & Renovations Option A



Additions & Renovations Option A

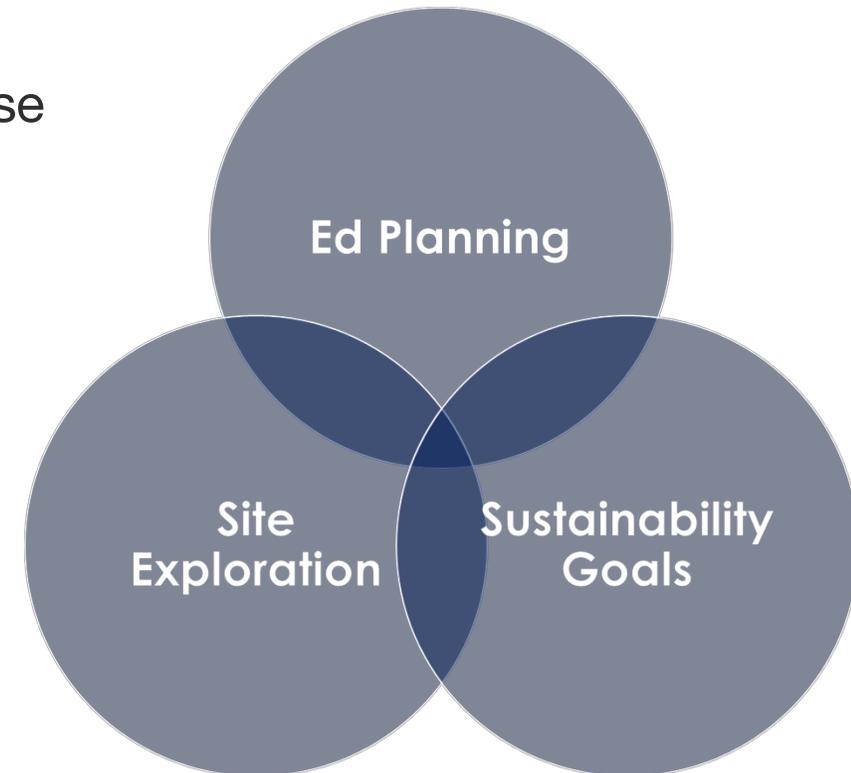


Additions & Renovations Option A



Characteristics for New Option Selection

- Meeting educational vision critical
 - Classroom neighborhood Learning Commons configuration
 - Core Educational environment facing quiet side of site
 - Provide Sprague sized Gymnasium for school & community use
- Access to community use spaces
- Maximize Outdoor play area at back of site
- Cafetorium & Gym link to outdoor play environments
- Main Entrance (Identity)
- Improve drop off and pick up conditions
- Safety & Security



New Construction Option C

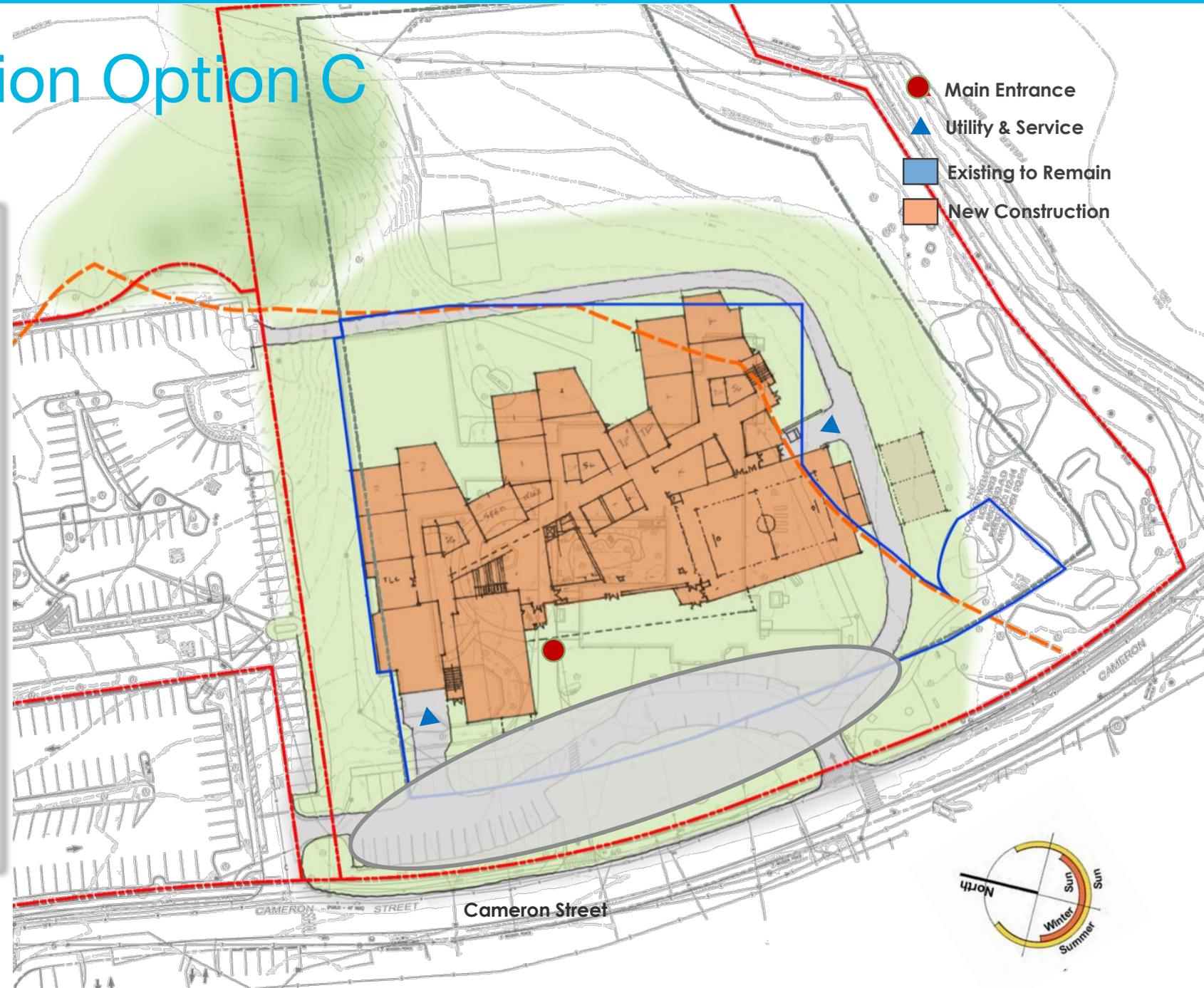
Site Plan

Attributes:

- Two Story < 40' (17' F to F)
- Removes 1938 Building
- Removes Oak Tree
- Building entrance & massing shifts to face neighborhood
- 2 Service locations
- Classroom orientation
- Access to play zones
- Minor Set Back Relief Required

Area:

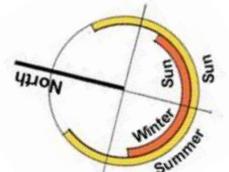
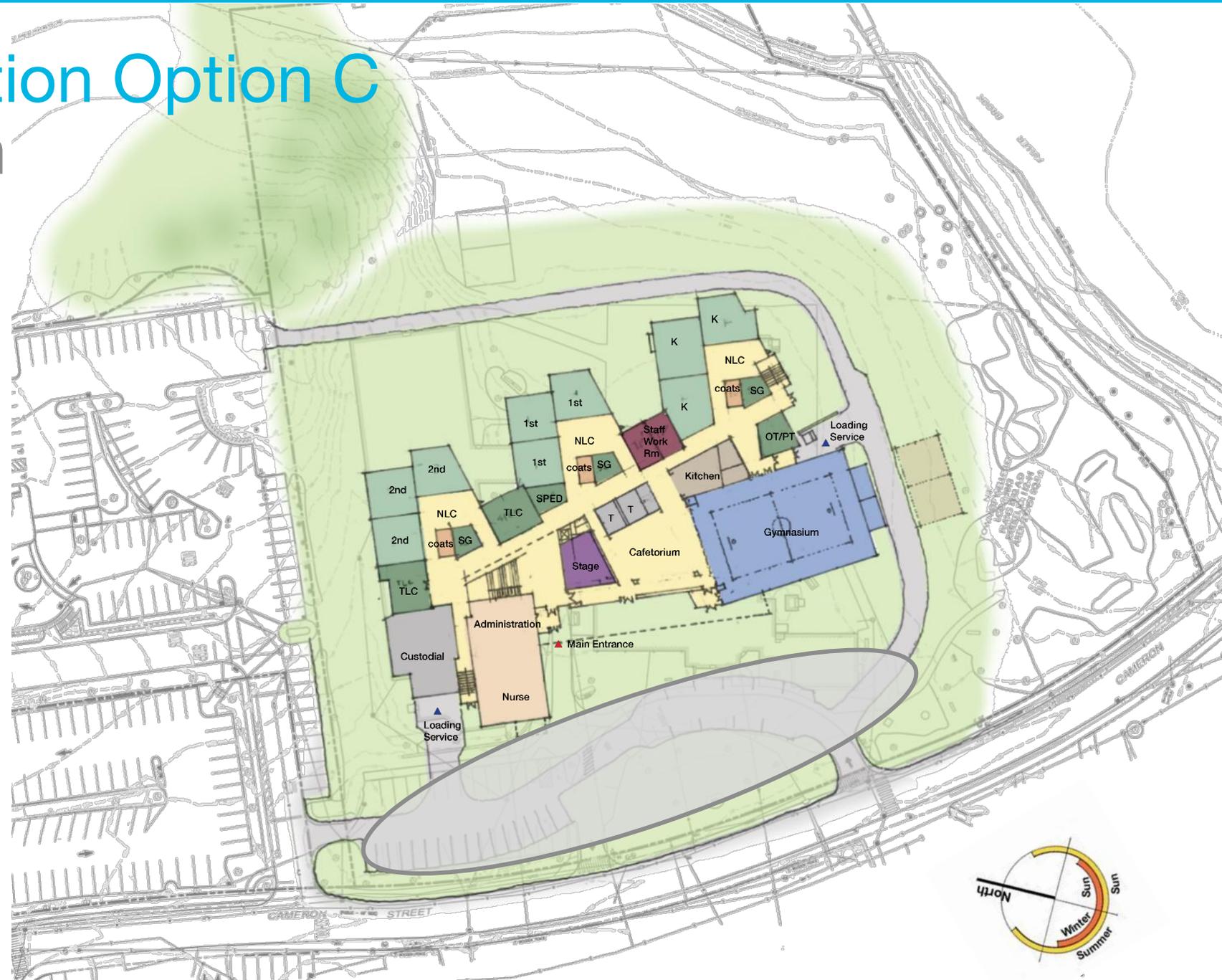
- 73,545 GSF



New Construction Option C

First Floor Plan

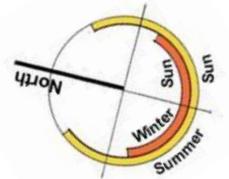
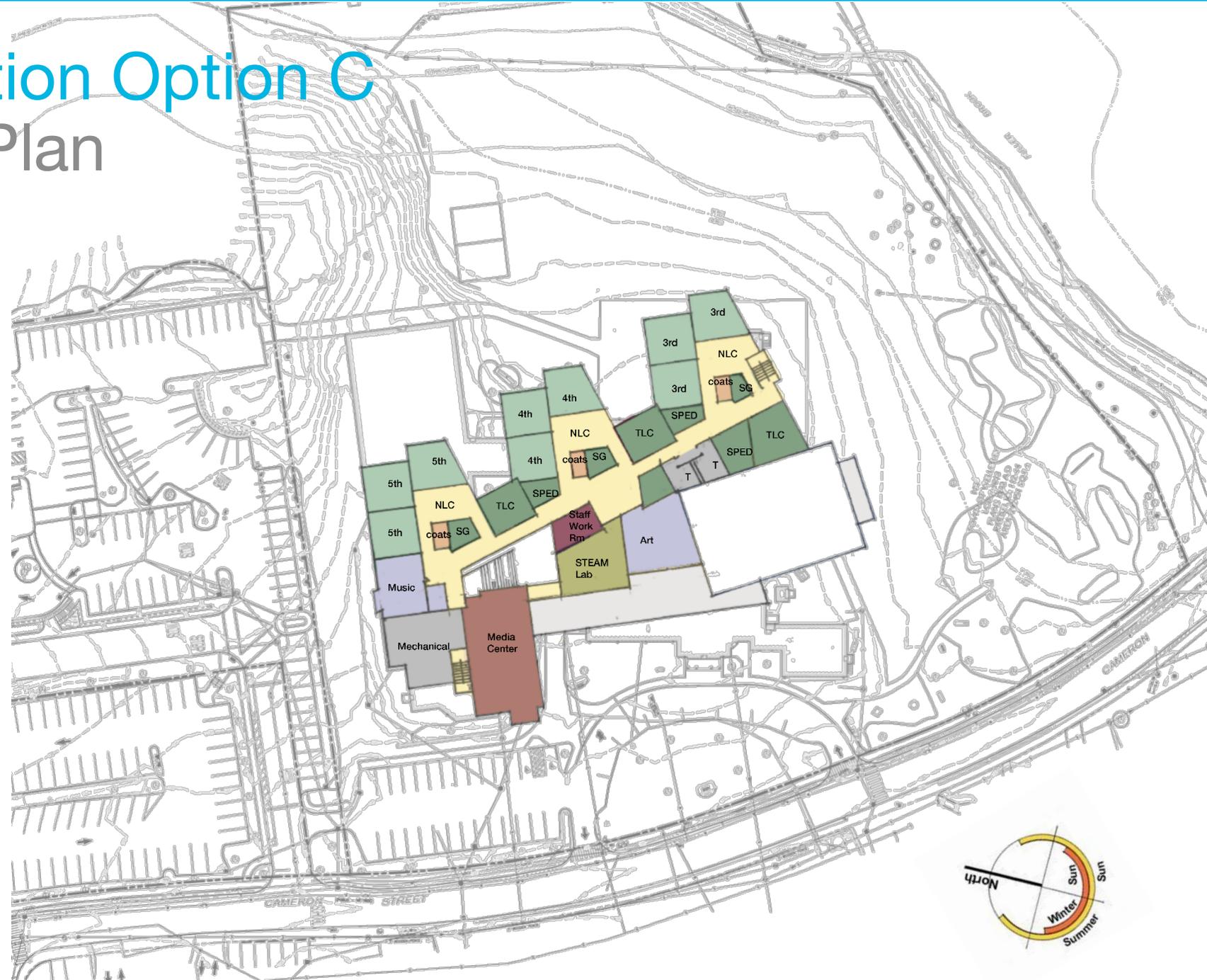
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New Construction Option C

Second Floor Plan

- Classroom
- SPED
- Science/Lab
- Media Center
- Kitchen/Servery
- Admin/Guidance
- Custodial/Toilets/Storage
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Parking Comparison: Scenario A



Building Footprint:

47,000 SF = +/-18.8%

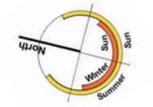
Onsite Vehicular Circulation & Parking:

+/- 45 Spaces

Lot Coverage Shown:

TBD 29-32% > 25%

Parking Comparison: Scenario A



Building Footprint:

47,000 SF = +/-18.8%

Onsite Vehicular Circulation & Parking:

+/- 47 Spaces

Lot Coverage Shown:

TBD 29-32% > 25%



Site Circulation: AM Buses



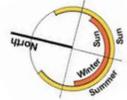
Site Circulation: AM Autos



Site Circulation: PM Autos



Site Circulation: PM Buses



Parking Comparison: Scenario B



Building Footprint:

47,000 SF = +/-18.8%

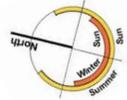
Onsite Vehicular Circulation & Parking:

+/- 60 Spaces

Lot Coverage Shown:

TBD 32-35% > 25%

Parking Comparison: Scenario B



Building Footprint:
47,000 SF = +/-18.8%

Onsite Vehicular Circulation & Parking:
+/- 60 Spaces

Lot Coverage Shown:
TBD 32-35% > 25%

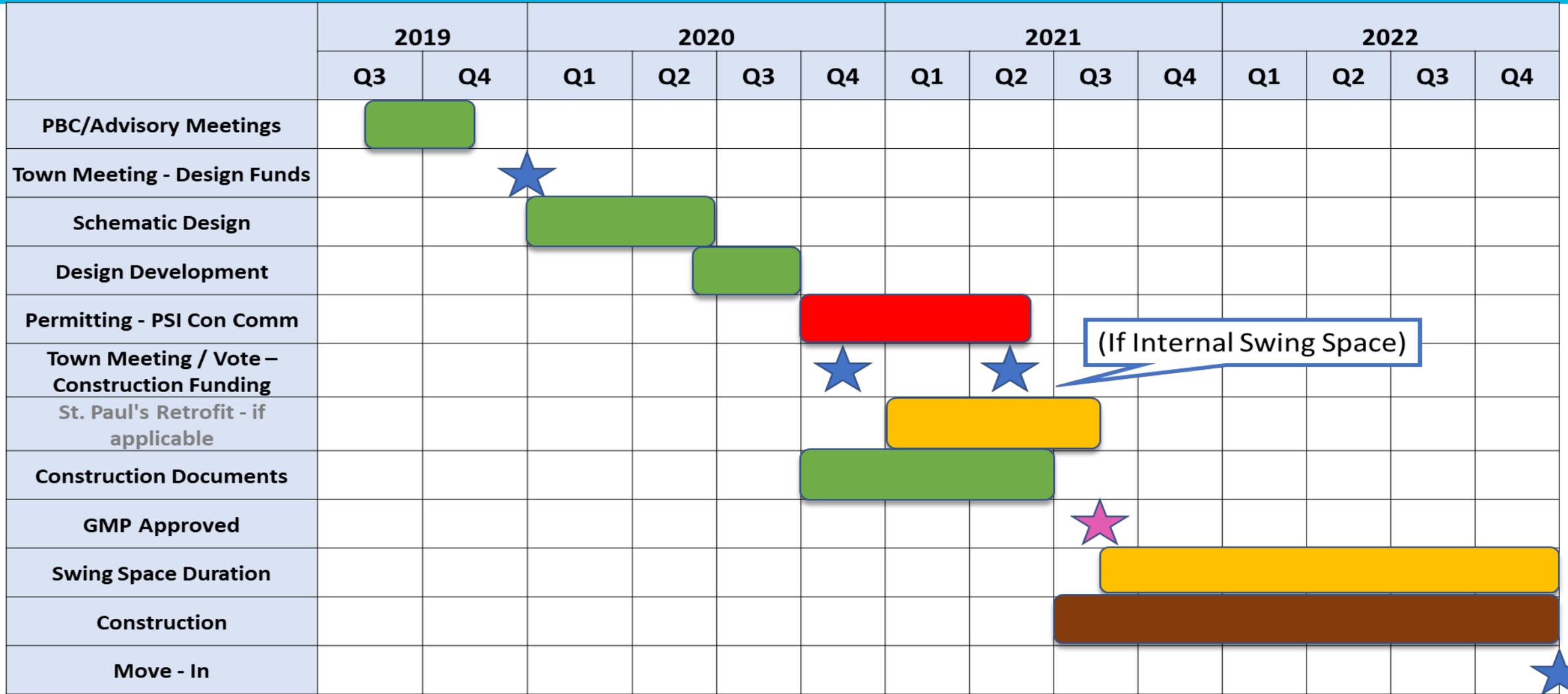


Hunnewell Building Solution

Conceptual Project Budget Summary

Description	Addition & Renovation Costs	New Construction Costs
Building Construction	\$44,200,000	\$44,400,000
Project Cost Range: \$55 - \$58 Million		
Design and Consultant Fees	\$4,500,000	\$4,500,000
Project Management & Onsite Rep.	\$1,900,000	\$1,900,000
Estimated Town Meeting Design & Bidding Funding Request: \$5 Million		
Fall 2019 Appropriation	\$5M	\$5M
* Does not include the previously approved & funded \$1.0 Million for the feasibility study		
** Estimates above do not include Swing Space cost		
*** Photovoltaics only include arrays on building, not adjacent sites.		

Hunnewell Project Timeline



Hunnewell Elementary School Feasibility Study

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Thank-You!



Hunnewell Elementary School Feasibility Study



SBC Meeting Swing Space Update



Swing Space Options Under Consideration

Ongoing study through Summer 2019

- Internal Swing Space (One Wellesley)
- St. Paul's School

Or Delay Opening until 2026

- Late Hunnewell two schools on one campus
- Late Hunnewell with Redistricting uses vacated Hardy or Upham School w/ Modulars