

Hunnewell Elementary School Feasibility Study

COMPASS
PROJECT MANAGEMENT



Advisory Committee

October 16, 2019



Key Factors of the Hunnewell Project

- A new school cannot be built while occupying the current school; off-site swing space is needed
- The District has conducted an exhaustive search, but no viable external swing space options exist
- An “Early” Hunnewell opens 4 years from now (Jan or Fall of 2023)
- A “Late” Hunnewell opens 7 years from now (Jan or Fall of 2026)



What is Internal Swing Space?

Utilize space at other WPS elementary schools to host Hunnewell students for 1.5-2 years while the new Hunnewell School is being built



**Hunnewell Internal Swing Space
Distribution of Students across ES Schools**

	Hunnewell	Bates	Fiske	Hardy	Sprague	Schofield	Upham	Total
Year One SY 21-22	245 Students	321 Students	269 Students	276 Students	317 Students	388	195	2011
<i>Internal Swing Space Hosting Impact</i>		Grade K 43 Grade 5 39	Grade 4 46	Grade 3 41	Grade 1 43 Grade 2 33			
<i>Total Host School Enrollment</i>		School Enrollment: 403	School Enrollment: 315	School Enrollment: 317	School Enrollment: 393			

	Hunnewell	Bates	Fiske	Hardy	Sprague	Schofield	Upham	Total
Year Two SY 22-23	244 Students	306 Students	243 Students	268 Students	288 Students	384	187	1920
<i>Internal Swing Space Hosting Impact</i>		Grade K 38 Grade 1 44	Grade 5 43	Grade 4 41	Grade 2 45 Grade 3 33			
<i>Total Host School Enrollment</i>		School Enrollment: 388	School Enrollment: 286	School Enrollment: 309	School Enrollment: 366			

How Will Rooms be Selected to Host Hunnewell Classes?

In order of priority:

- 1. Classrooms freed up due to declining enrollment**
- 2. Leveraging other school instructional spaces**
- 3. Use of current specialized classrooms (i.e., Music, Art)**

WELLESLEY PUBLIC SCHOOLS

Enrollment Report
Table F

District Projection versus Actual Elementary Enrollment by School
2000-2001 through Current

School Year	BATES				FISKE				HARDY				HUNNEWELL			
	Proj.	Actual	Variance		Proj.	Actual	Variance		Proj.	Actual	Variance		Proj.	Actual	Variance	
2000-2001	402	417	15	3.73%	287	290	3	1.05%	322	329	7	2.17%	351	362	11	3.13%
2001-2002	435	435	0	0.00%	297	287	(10)	-3.37%	326	335	9	2.76%	369	368	(1)	-0.27%
2002-2003	343	341	(2)	-0.58%	281	282	1	0.36%	273	254	(19)	-6.96%	301	307	6	1.99%
2003-2004	350	349	(1)	-0.29%	291	315	24	8.25%	269	281	12	4.46%	298	304	6	2.01%
2004-2005	345	343	(2)	-0.58%	327	323	(4)	-1.22%	287	272	(15)	-5.23%	316	303	(13)	-4.11%
2005-2006	351	354	3	0.85%	341	325	(16)	-4.69%	279	284	5	1.79%	310	318	8	2.58%
2006-2007	355	354	(1)	-0.28%	344	330	(14)	-4.07%	281	285	4	1.42%	316	325	9	2.85%
2007-2008	368	380	12	3.26%	339	353	14	4.13%	286	296	10	3.50%	316	328	12	3.80%
2008-2009	400	393	(7)	-1.75%	362	382	20	5.52%	302	313	11	3.64%	330	334	4	1.21%
2009-2010	396	392	(4)	-1.01%	373	375	2	0.54%	304	292	(12)	-3.95%	328	307	(21)	-6.40%
2010-2011	420	406	(14)	-3.33%	380	373	(7)	-1.84%	299	296	(3)	-1.00%	293	307	14	4.78%
2011-2012	399	396	(3)	-0.75%	359	357	(2)	-0.56%	305	311	6	1.97%	285	302	17	5.96%
2012-2013	394	387	(7)	-1.78%	362	335	(27)	-7.46%	319	328	9	2.82%	294	298	4	1.36%
2013-2014	390	395	5	1.28%	330	334	4	1.21%	313	306	(7)	-2.24%	284	299	15	5.28%
2014-2015	378	384	6	1.59%	320	345	25	7.81%	294	305	11	3.74%	294	290	(4)	-1.36%
2015-2016	372	391	19	5.11%	336	342	6	1.79%	316	309	(7)	-2.22%	283	272	(11)	-3.89%
2016-2017	383	379	(4)	-1.04%	338	335	(3)	-0.89%	295	308	13	4.41%	254	251	(3)	-1.18%
2017-2018	376	372	(4)	-1.06%	316	298	(18)	-5.70%	304	295	(9)	-2.96%	254	248	(6)	-2.36%
2018-2019	357	357	0	0.00%	285	291	6	2.11%	275	287	12	4.36%	264	260	(4)	-1.52%

WELLESLEY PUBLIC SCHOOLS

Enrollment Report
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District Projection versus Actual Elementary Enrollment by School
2000-2001 through Current

School Year	SCHOFIELD				SPRAGUE				UPHAM				ELEMENTARY			
	Proj.	Actual	Variance		Proj.	Actual	Variance		Proj.	Actual	Variance		Proj.	Actual	Variance	
2000-2001	309	297	(12)	-3.88%			0		290	289	(1)	-0.34%	1,961	1,984	23	1.17%
2001-2002	317	331	14	4.42%			0		295	282	(13)	-4.41%	2,039	2,038	(1)	-0.05%
2002-2003	291	310	19	6.53%	310	333	23	7.42%	244	264	20	8.20%	2,043	2,091	48	2.35%
2003-2004	315	319	4	1.27%	362	333	(29)	-8.01%	262	262	0	0.00%	2,147	2,163	16	0.75%
2004-2005	342	352	10	2.92%	340	351	11	3.24%	259	255	(4)	-1.54%	2,216	2,199	(17)	-0.77%
2005-2006	368	343	(25)	-6.79%	358	374	16	4.47%	257	265	8	3.11%	2,264	2,263	(1)	-0.04%
2006-2007	362	381	19	5.25%	390	394	4	1.03%	256	251	(5)	-1.95%	2,304	2,320	16	0.69%
2007-2008	382	378	(4)	-1.05%	395	399	4	1.01%	255	272	17	6.67%	2,341	2,406	65	2.78%
2008-2009	378	379	1	0.26%	405	422	17	4.20%	252	258	6	2.38%	2,429	2,481	52	2.14%
2009-2010	390	374	(16)	-4.10%	434	428	(6)	-1.38%	256	253	(3)	-1.17%	2,481	2,421	(60)	-2.42%
2010-2011	361	359	(2)	-0.55%	416	403	(13)	-3.13%	236	232	(4)	-1.69%	2,405	2,376	(29)	-1.21%
2011-2012	342	343	1	0.29%	377	402	25	6.63%	225	244	19	8.44%	2,292	2,355	63	2.75%
2012-2013	328	341	13	3.96%	393	394	1	0.25%	240	226	(14)	-5.83%	2,330	2,309	(21)	-0.90%
2013-2014	346	365	19	5.49%	389	399	10	2.57%	229	243	14	6.11%	2,281	2,341	60	2.63%
2014-2015	357	348	(9)	-2.52%	382	398	16	4.19%	240	233	(7)	-2.92%	2,265	2,303	38	1.68%
2015-2016	362	368	6	1.66%	403	398	(5)	-1.24%	229	227	(2)	-0.87%	2,301	2,307	6	0.26%
2016-2017	372	368	(4)	-1.08%	385	393	8	2.08%	232	222	(10)	-4.31%	2,259	2,256	(3)	-0.13%
2017-2018	369	377	8	2.17%	392	383	(9)	-2.30%	225	236	11	4.89%	2,237	2,209	(28)	-1.25%
2018-2019	369	382	13	3.52%	378	366	(12)	-3.17%	226	232	6	2.65%	2,154	2,175	21	0.97%

Swing Space Options: Conceptual Project Budget

Description	Internal Swing Space	Description	* Late Hunnewell No Redistrict	* Late Hunnewell Redistrict
Building Construction	\$100,000	Building Escalation	\$6,300,000	\$6,300,000
Site Work, Signage, Police Details, etc.	\$300,000	Site Work Phasing Premiums & Delayed Demolition Costs	\$1,000,000	\$0
Modulars	(No Mods) \$0	Modulars **	\$0	\$2,000,000
Consultant Fees	\$250,000	Consultant Fees	\$300,000	\$300,000
Busing & TLC Program	\$2,400,000	Busing	\$900,000	\$900,000
Moving, Contingencies & Other Admin Costs	\$450,000	Soft Cost Escalation	1,400,000	1,400,000
Conceptual Project Budget	\$3,500,000	Concept Budget	\$9,900,000	\$10,900,000
Town Mtg Funding Appropriation (target)	\$3.5M (ATM 2021)	Costs will be included with Total School Budget Funding Request	TBD (ATM 2024)	TBD (ATM 2024)
** Modular classrooms only to be added if necessary.		* Late options costs are derived from escalation & other premiums to delay		



Early Hunnewell School Project Timeline



