

Hardy/Upham Elementary Feasibility Study



Community Forum



September 17, 2020

School Building Committee

Sharon Gray (Chair), School Committee

Thomas Ulfelder (Vice Chair), Board of Selectmen

Virginia Ferko, Community/Town Government

Marjorie Freiman, Board of Selectmen (Chair)

Steve Gagosian, Facilities Management Dept.

Joubin Hassanein, Community/Construction

Ryan Hutchins, Community/Construction

Meghan Jop, Executive Director

Melissa Martin, School Committee

Matt King, Permanent Building Committee

Patti Quigley, Advisory Committee

Jose Arias Soliva, Community/Architect

Heather Sawitsky, Community/Town Government

NON-VOTING MEMBERS:

David Lussier, Superintendent of Schools

Grant Smith, Hardy Principal

Jeffery Dees, Upham Principal

Cynthia Mahr, Asst. Superintendent

Ellen Quirk, Hunnewell Principal

Planning Team

SMMA

Alex Pitkin	Architect, SVP
Kristen Olsen	Project Manager
Martine Dion	Sustainable Designer
Bill Maclay	NZE Specialist
Erin Prestileo	Civil Engineer
Mike Dowhan	Landscape Architect
David Stephen	New Vista, Educational Planner

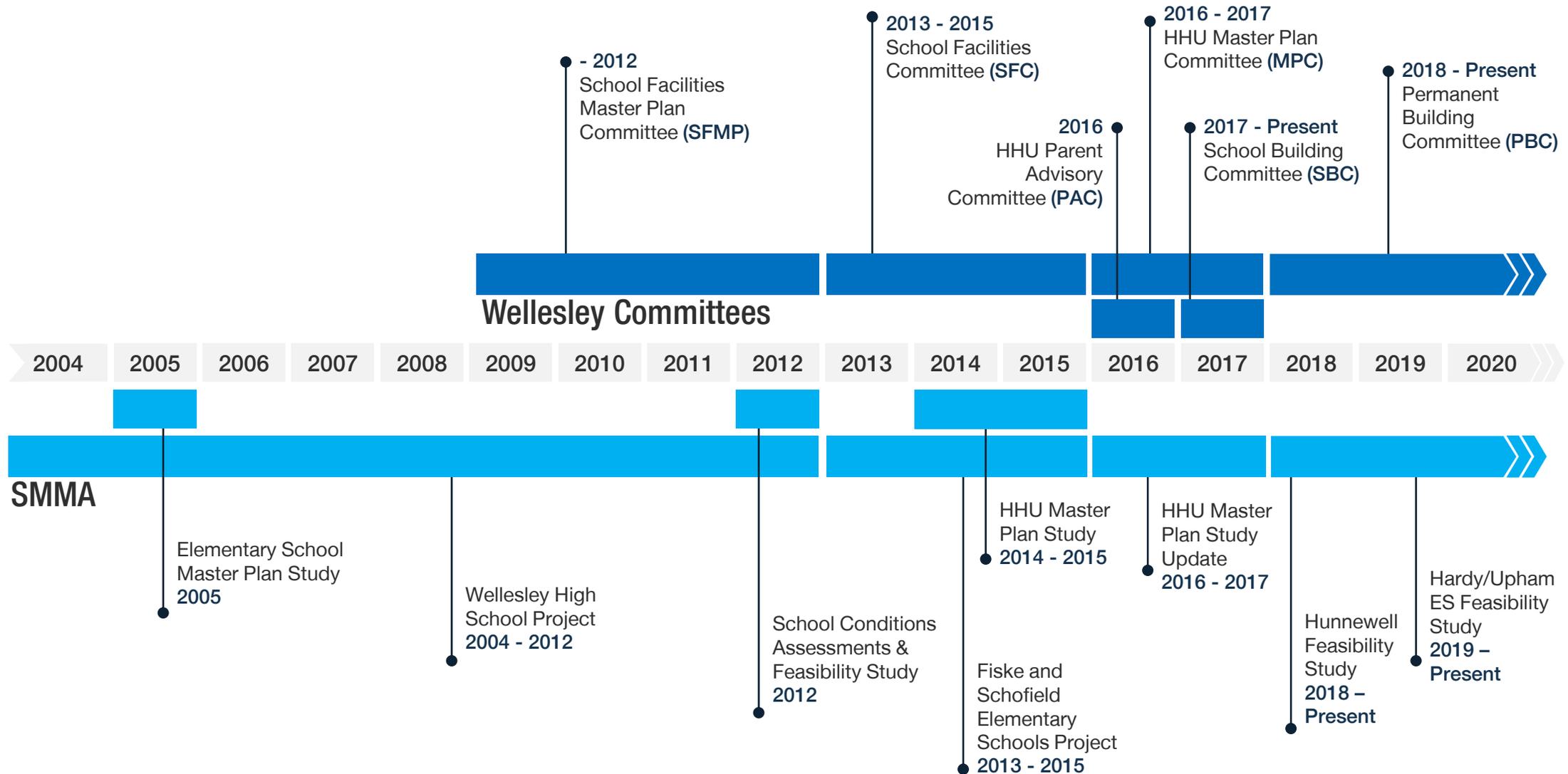
Owner's Project Manager (OPM)

Tim Bonfatti	President
Jeff D'Amico	Project Manager

Town of Wellesley Facilities

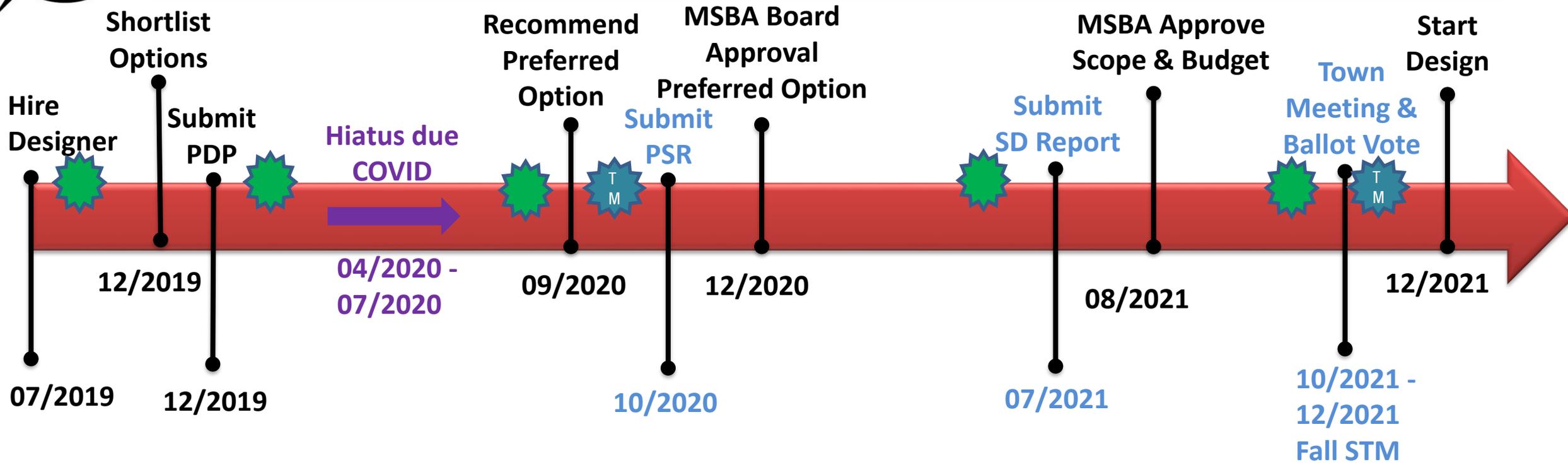
Joe McDonough	Facilities Director
Richard Elliott	Project Manager

Where We've Been





FEASIBILITY STUDY TIMELINE THROUGH MSBA & TOWN FUNDING APPROVAL



PDP: Preliminary Design Plan | PSR: Preferred Schematic Report | SD: Schematic Design Report



Community Forum

Town Meeting (either TM update or Special TM)

Preliminary Design Program

Focus: Ed Plan · Building Program · Site Investigations · Existing Conditions



Educational Plan Goals

- Support Next Generation Learning
- Flexible Classroom Neighborhoods and Learning Commons
- Innovation Lab
- Full Size Gymnasium
- Cafetorium
- Meet SKILLS Program Space Needs
- Outdoor Classrooms

Preliminary Design Program

Focus: Ed Plan · Building Program · Site Investigations · Existing Conditions

Site Characteristics include:

- Topography
- Forest
- Ledge
- Neighborhood Setting
- Access



Preliminary Design Program

Focus: Ed Plan · Building Program · Site Investigations · Existing Conditions

Site Characteristics include:

- Topography
- Geometry
- Mature Stand of Trees
- Soil Conditions
- Access (Route 9)
- Traffic (Weston Road)
- Neighborhood Setting



Preferred Schematic Report

Focus: Site Plans · Building Concepts · Cost Estimating · Selection



Option 6a – Site Center

- Good, flexible site design
- Buffer from neighborhood
- Reforestation on Ballfield
- Students Remain in Existing Building during Construction



Option 6c – On Existing

- Removes less ledge than 6a
- Retains ballfield
- “Split-Level” three story structure
- Less buffer for neighborhood on eastern half of site
- Less optimal onsite circulation
- Requires relocation of Students to Construct



Option 6c-R – On Existing

- Retains more ledge than 6c
- Retains ballfield
- “Split-Level” three story structure
- Less buffer for neighborhood on eastern half of site
- Less optimal onsite circulation
- Requires relocation of Students to Construct

Preferred Schematic Report

Focus: Site Plans · Building Concepts · Cost Estimating · Selection



Option 4 – Add/Reno

- Good, flexible site design
- Improved onsite circulation
- Retains existing stand of mature trees
- Requires relocation of Students to Construct



Option 7b – Site Center

- Good, flexible site design
- Front door south-facing
- Improved onsite circulation
- Students remain in existing building during construction



Option 7b-R – Site East

- Front door west-facing
- Improved onsite circulation
- Students remain in existing building during construction
- Fewer retaining walls than 7b

Preferred Schematic Report

Focus: Site Plans · Building Concepts · Cost Estimating · Selection

Swing Space Concerns

- Cost
- Schedule
- Location (Sprague or Hardy)
- Transportation
- Educational Program
- Student Experience in Modular setting



Image: Hypothetical placement of modular school if Upham Option 6c or 6c-R were selected (modular size based on Hunnewell study)

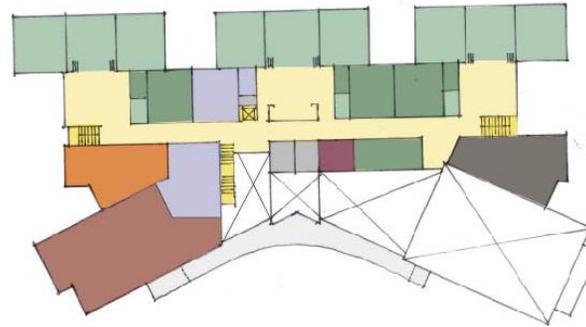
Preferred Schematic Report

Focus: Site Plans · Building Concepts · Cost Estimating · Selection



Option 6a – Site Center

- Good, flexible site design
- Buffer from neighborhood
- Reforestation on Ballfield
- Students Remain in Existing Building during Construction



Second Floor



First Floor

Option 6a – Site Center

- Two floors
- Neighborhood Classrooms
- Learning Commons
- Gymnasium Connect to Fields and Play
- Public Spaces at Front of School, Controlled

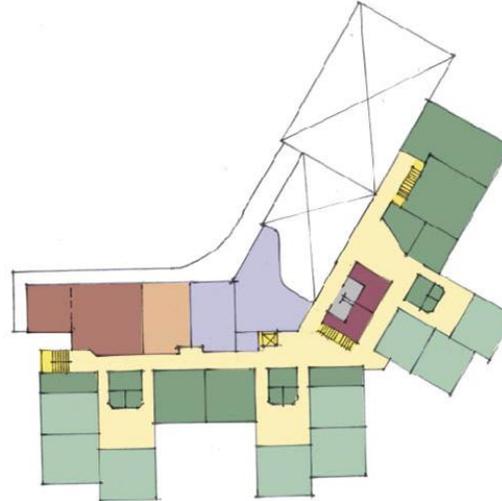
Preferred Schematic Report

Focus: Site Plans · Building Concepts · Cost Estimating · Selection

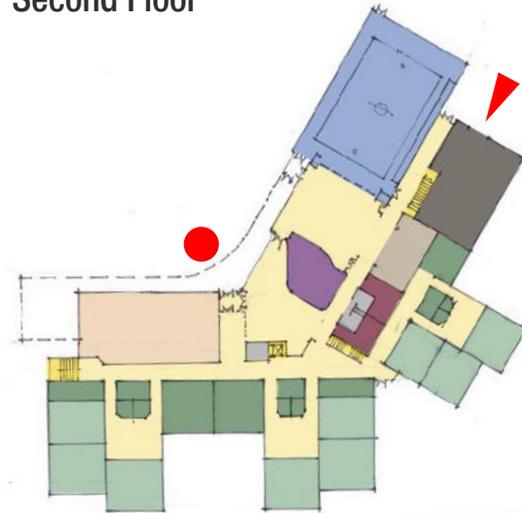


Option 7b-R – Site East

- Front door west-facing
- Improved onsite circulation
- Students may continue to use existing building during construction
- Fewer retaining walls than 7b



Second Floor

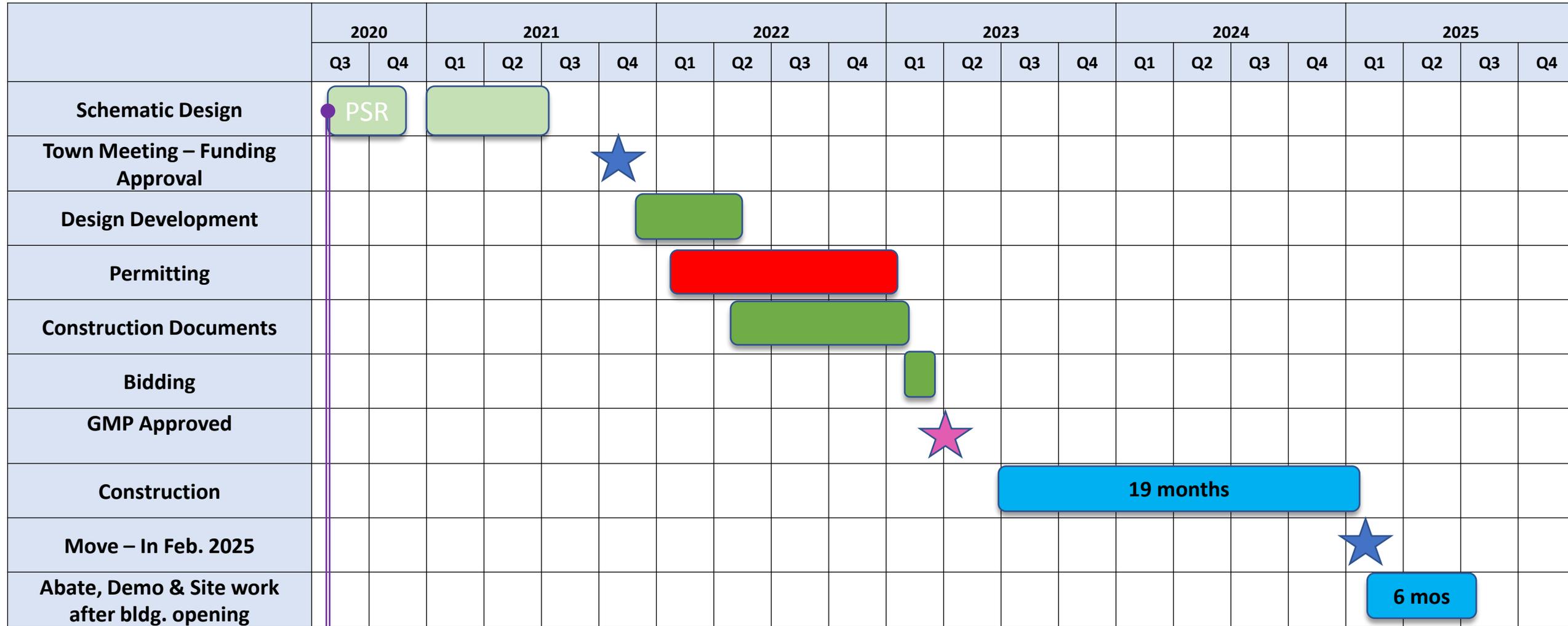


First Floor

Option 7b-R – Site East

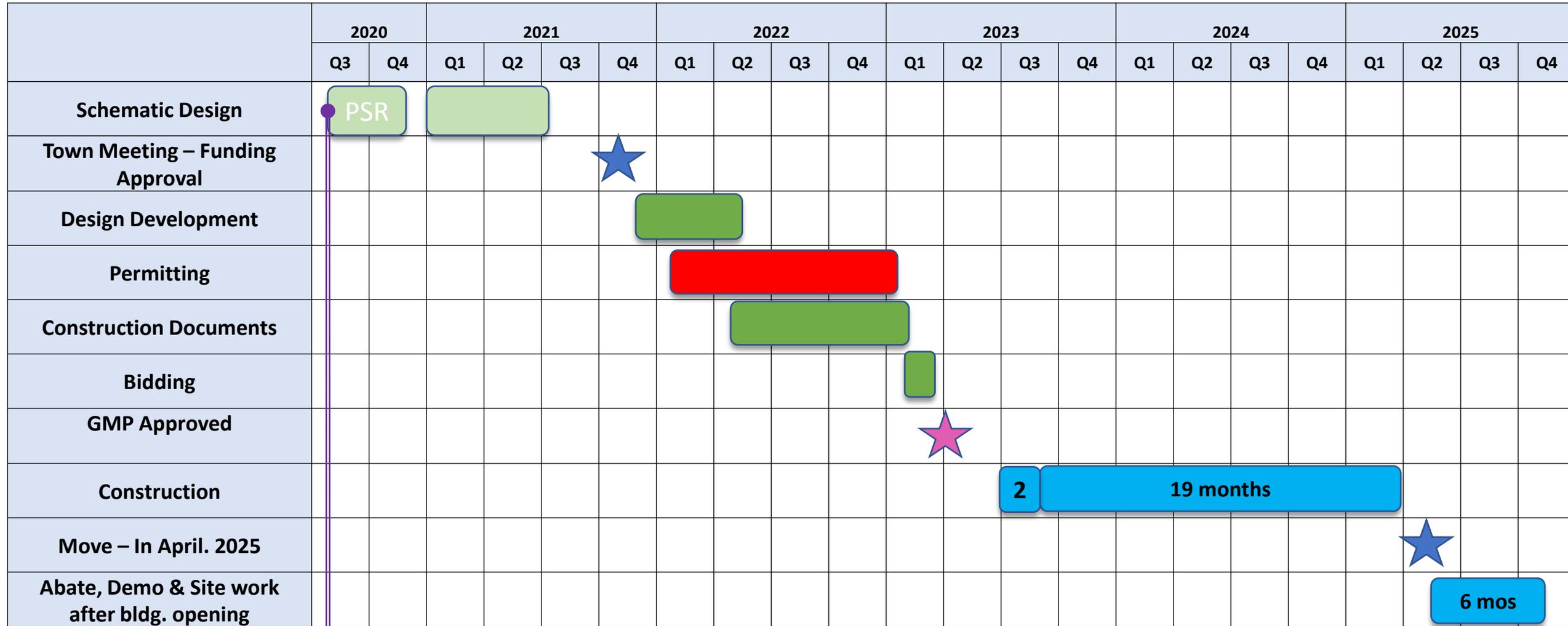
- Two floors
- Neighborhood Classrooms
- Learning Commons
- Gymnasium and Loading on busier/noisier Route 9
- Classrooms on Neighborhood side of school with outdoor play
- Public Spaces at Front of School, Controlled

Current Schedule Durations Hardy 7B Timeline



Hiatus due to COVID

Current Schedule Durations Upham 6A Timeline



Hiatus due to COVID



Conceptual Cost Comparative Estimates

Options	Baseline Construction	Swing Space w/ project & oper, cost	Solar PV Roof Array	Project Soft Cost	Total Project Budget *	MSBA Reimburse range ***
4. Hardy: Renovation / Addition <i>(front site)</i>	\$57.0 Million	\$7.0 Million	\$1.2 Million	\$13.9 Million	\$79.1 Million **	\$14.7 - 15.3 Million
7B. Hardy: New Bldg <i>(center site)</i>	\$57.3 Million	\$0.8 Million	\$1.2 Million	\$14.0 Million	\$73.3 Million **	\$13.9 - 14.4 Million
7B-Rev Hardy: New Bldg <i>(center site)</i>	\$56.0 Million	\$0.8 Million	\$1.2 Million	\$13.8 Million	\$71.8 Million **	\$13.9 - 14.4 Million
6A. Upham: New Bldg <i>(center site)</i>	\$61.3 Million	None	\$1.2 Million	\$14.7 Million	\$77.2 Million	\$14.0 - 14.6 Million
6C. Upham: New Bldg <i>(front site)</i>	\$56.3 Million	\$8.0 Million	\$1.2 Million	\$14.0 Million	\$79.5 Million	\$13.8 - 14.3 Million
6C- Rev Upham: New Bldg <i>(front site)</i>	\$55.8 Million	\$8.0 Million	\$1.2 Million	\$13.9 Million	\$78.9 Million	\$13.8 - 14.3 Million

* Costs does not include the \$2.5 million previous feasibility funding

** Costs does not include the \$3.45 million Purchase of land

*** Very Preliminary Estimate subject to MSBA review of proposed project scope & cost against their caps & exclusions

Preferred Schematic Report

Focus: Site Plans · Building Concepts · Cost Estimating · Selection



Criteria Developed to Gather Data Guide Comprehensive Review of all Site Concepts

- | | |
|---|--|
| 01 Attendance Zones | 14 On-Site Parking |
| 02 Building Size (GSF) | 15 Permitting |
| 03 Community Fields | 16 Student Proximity (Biking) |
| 04 Construction Phase Impacts (Neighbors) | 17 Student Proximity (Bussing) |
| 05 Construction Phase Impacts (Students) | 18 Student Proximity (Walking) |
| 06 Cost for Building Construction | 19 Sustainability (EUI) |
| 07 Cost for Site Work | 20 Sustainability
(Solar PV Capacity Roof) |
| 08 Demolition | 21 Sustainability
(Solar PV Capacity Site) |
| 09 Education Plan (Strengths) | 22 Traffic (at School Site) |
| 10 Education Plan (Weaknesses) | 23 Traffic (in Neighborhood/Town) |
| 11 Original Building Considerations | 24 Walkability |
| 12 Impact to Abutters
(after built) | 25 Bikeability |
| 13 Impact to Natural Habitats
(flora and fauna) | 26 Swing Space |

Hardy/Upham Elementary Feasibility Study



Public Comment

