

Hardy/Upham Elementary Feasibility Study



Joint Meeting SBC, BOS, & SC

October 1, 2020



Hardy/Upham Elementary Feasibility Study

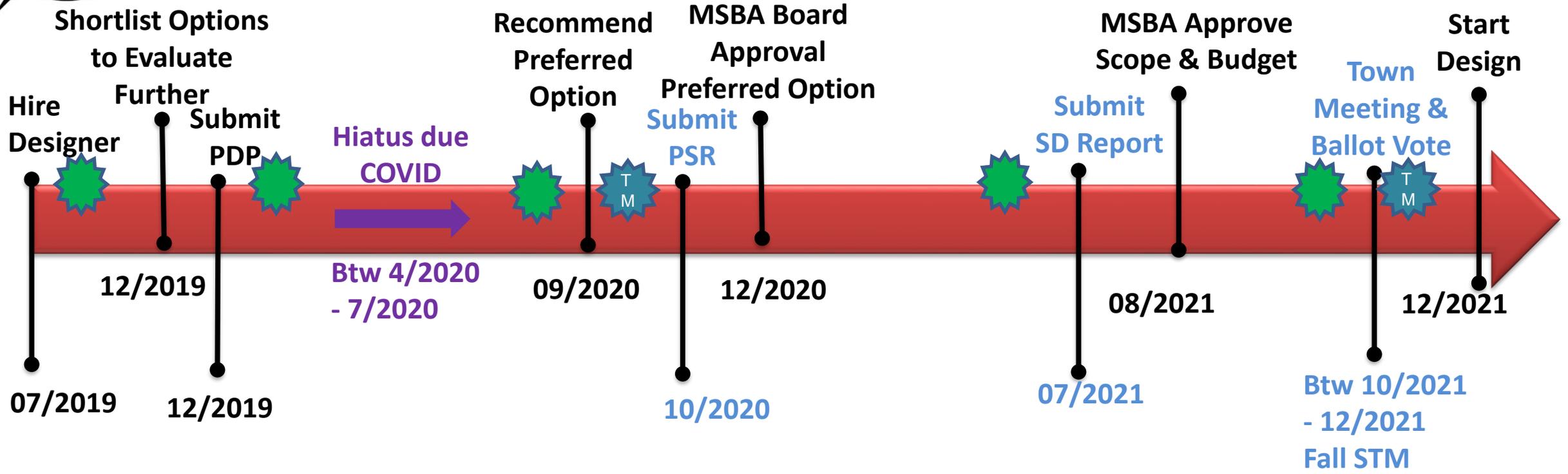


Public Comment





FEASIBILITY STUDY TIMELINE THRU MSBA AND 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

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

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: Upham Site Options

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: Upham Site Options

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



Option 6a – Site Center

- Good, flexible site design
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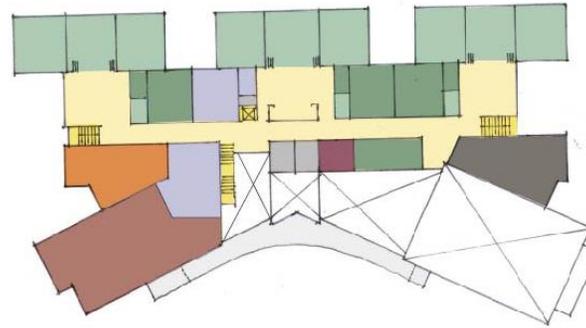
Preferred Schematic Report: Upham 6a

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: Hardy Site Options

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: Hardy Site Options

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: Hardy Site Options

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

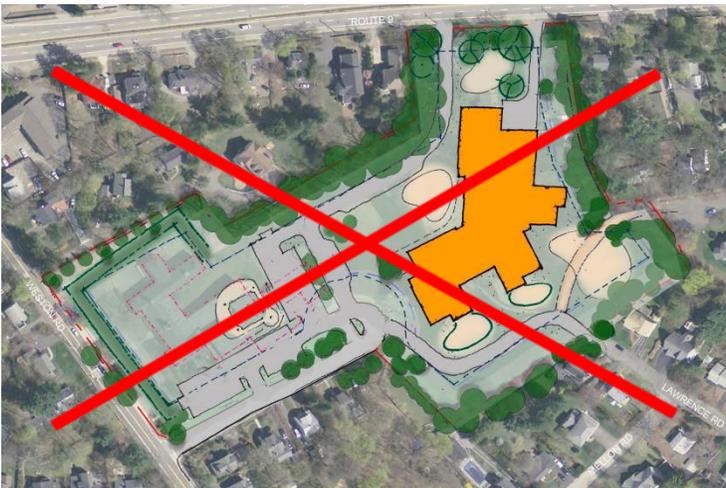


Criteria Developed to Gather Data Guide Comprehensive Review of all Site Concepts

- | | |
|---|--|
| 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 |

Preferred Schematic Report: Hardy Site Options

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



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

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(after built) | 25 Bikeability |
| 13 Impact to Natural Habitats
(flora and fauna) | 26 Swing Space |

Preferred Schematic Report: Hardy 7b

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



Option 7b – Site East

- Front door south/west-facing
- Improved onsite circulation
- Students may continue to use existing building during construction – requires some swing space (removes Mods)
- Reviewing retaining walls



Second Floor



First Floor

Option 7b – Site East

- Two floors
- Neighborhood Classrooms
- Learning Commons
- Gymnasium and Loading on busier/noisier Route 9
- Classrooms on Route 9 side of school with some outdoor play
- Closer to Field at Weston Road

Preferred Schematic Report: Options 6a & 7b

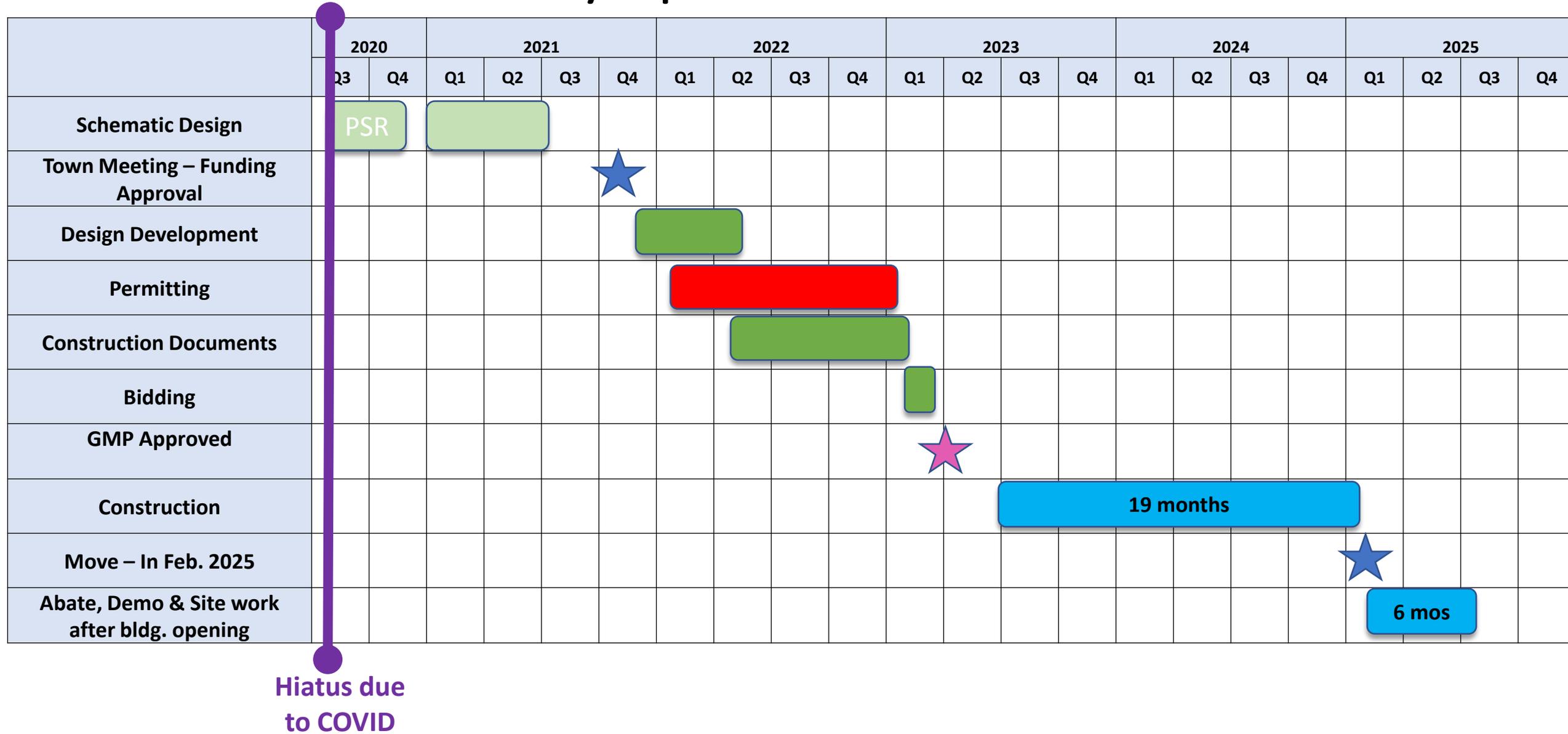
Focus: Site Plans · Building Concepts · Cost Estimating · Selection



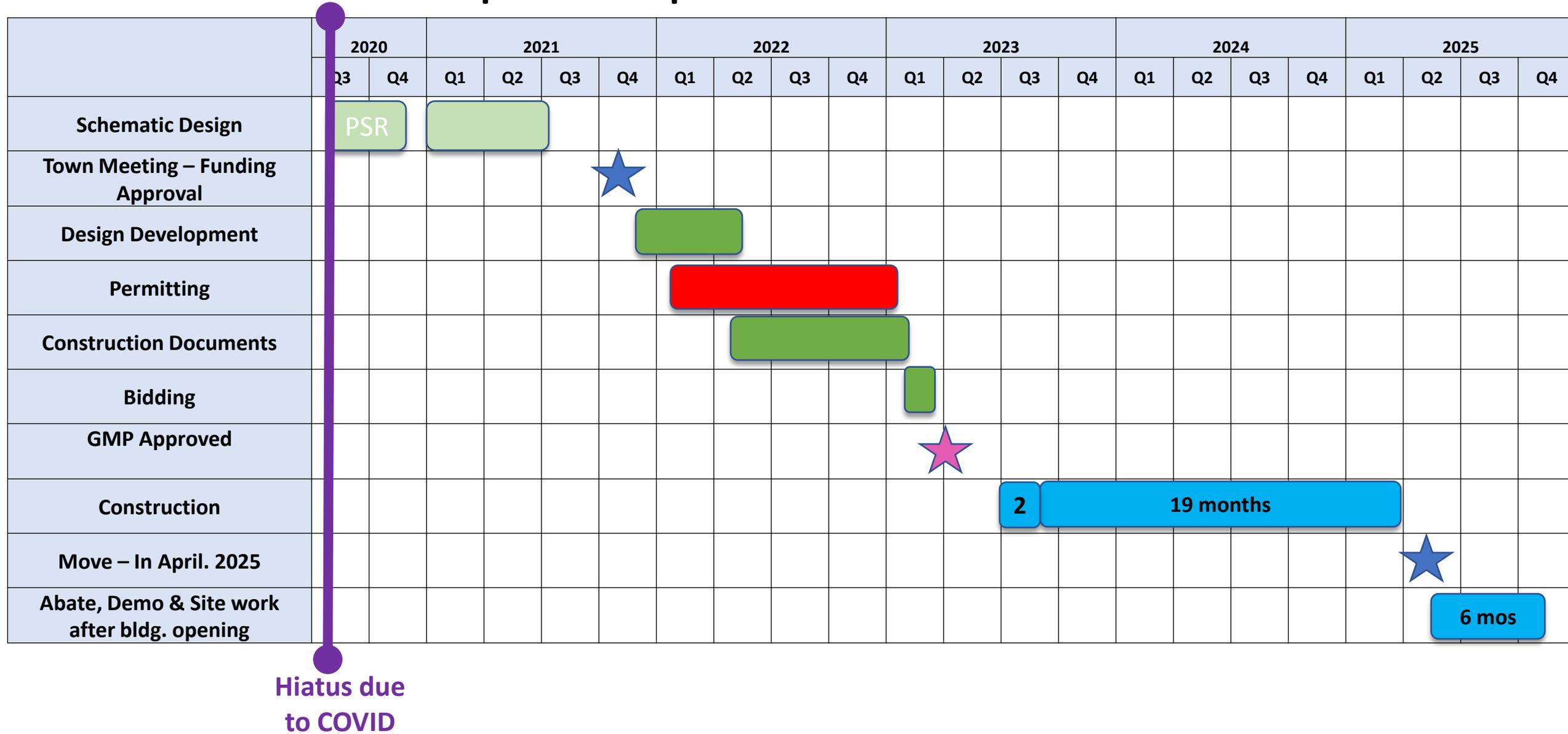
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| 05 Construction Phase Impacts (Students) | 18 Student Proximity (Walking) |
| 06 Cost for Building Construction | 19 Sustainability (EUI) |
| 07 Cost for Site Work | 20 Sustainability
(Solar PV Capacity Roof) |
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Current Schedule Durations Hardy Option 7B Timeline



Current Schedule Durations Upham Option 6A Timeline





Conceptual Cost Comparative Estimates

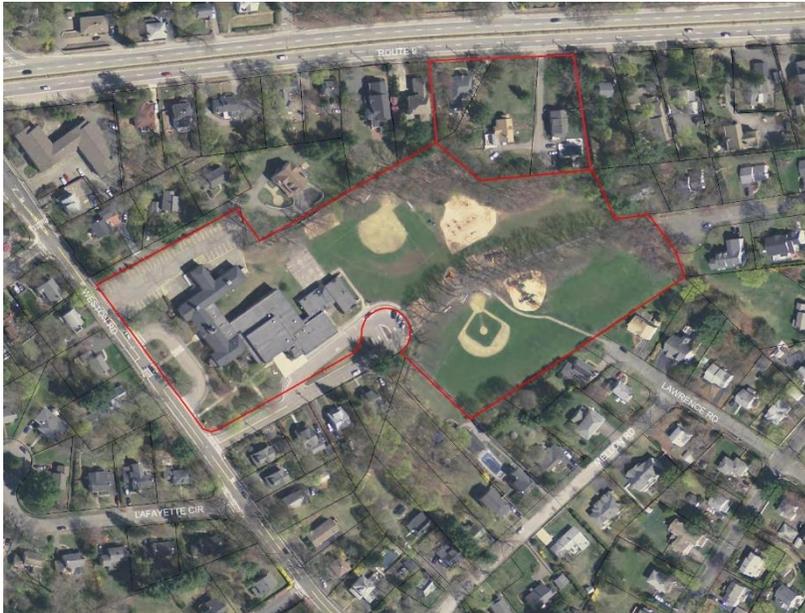
Options	Baseline Construction	Swing Space w/ project & oper, cost	Solar PV Roof Array	Project Soft Cost	Total Project Budget *	MSBA Reimburse range ***
4. Hardy: Renovation / Addition <i>(front site)</i>	\$57.0 Million	\$7.0 Million	\$1.2 Million	\$13.9 Million	\$79.1 Million **	\$14.7 - 15.3 Million
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

Preliminary Design Program: Conclusions



- The SBC completed a thorough feasibility study of both sites and many options on each site
- SBC narrowed down to a short list during winter & spring
- SBC did a deeper dive review of the short list of options presented tonight
- SBC opted to narrow the options by eliminating options requiring swing space based upon SC feedback
- SBC then narrowed remaining center of site options at the Hardy site
- SBC evaluated and discussed the center of the site options at Upham & Hardy
- SBC vote to recommend Hardy option 7b as the preferred option



Milestone Dates Schedule

(Final Meeting dates have been confirmed)

- **Oct 1st** Joint Meeting with SC & BOS to review SBC Recommendation of Preferred Option
- **Oct 6th** Town Meeting Member Update on the SBC Recommendation of Preferred Option
- **Oct. 13th** School Comm. Meeting Vote to support SBC Recommended Preferred Option
- **Oct 19th** BOS Meeting Vote to support SBC Recommended Preferred Option
- **Oct 22nd** SBC Vote to Submit Preferred Schematic Report to MSBA
- **Oct 27th** Submit Preferred Option Report to MSBA by deadline.

Hardy/Upham Elementary Feasibility Study



Thank-you

