



Town of Wellesley
Hardy & Hunnewell School Projects
Advisory Meeting #2

September 1, 2021

Tonight's Agenda

8/25 Meeting Additional Information

- Dover Amendment applicability to projects
- Cost and Scope for LEED Certification
- WPS K-5 Enrollment
- Cost Review – Project Cost History since Feasibility Study
- Cost Benchmarks & Current Market Conditions
- Total Debt and Debt Service

Q & A

- Next steps

Dover Amendment Applicability: Hunnewell

Note that the Hunnewell Project ZBA public hearing for Site Plan Review closed on July 15, 2021

Building Footprint

- Zoning By-law has maximum 15% of total site area
- Before: 13.9%
- After: 18.4%

Open Space

- Zoning By-law has a minimum 75% of total site area
- Before: 80.0%
- After: 67.0%

Primary cause is the small, total area of site at 5.6 Acres (Hardy: 8.9, Upham: 12)

Dover Amendment Applicability: Hardy

Note that the Hardy Project has had informal TDRT meetings to date

Open Space

- Zoning By-law has a minimum 75% of total site area
- Before: +/-80.0% (Does not include 818, 822, & 826 Worcester Street Lots)
- After: 70.0% (Does include 818, 822, & 826 Worcester Street Lots)

Primary cause at the Hardy site is the project goal/requirement to eliminate stacking of cars on Weston Road during Drop-off and Pick-up

Open Space % is subject to change in Design Development phase when the site design is further refined

LEED Certification: Pursuing LEED v4 Certification on Hardy Hunnewell will be “Certifiable” to align

Decision point to pursue LEED Certification is required at SD Phase

Cost estimates associated with pursuing Certification for Hunnewell

LEED GBCI registration/review/fees/plaque: \$25,000 - \$28,000

- Registration: \$1,500
- Reviews: \$15K - \$20k
- Plaque: \$3,000
- Contingency: \$1,500

LEED documentation Design team Coordination/Administration/

Review and responses (DD-CD): \$75,000- \$85,000

- Does not include Town’s administration time



WPS Enrollment K-5 Grades

Enrollment Definitions

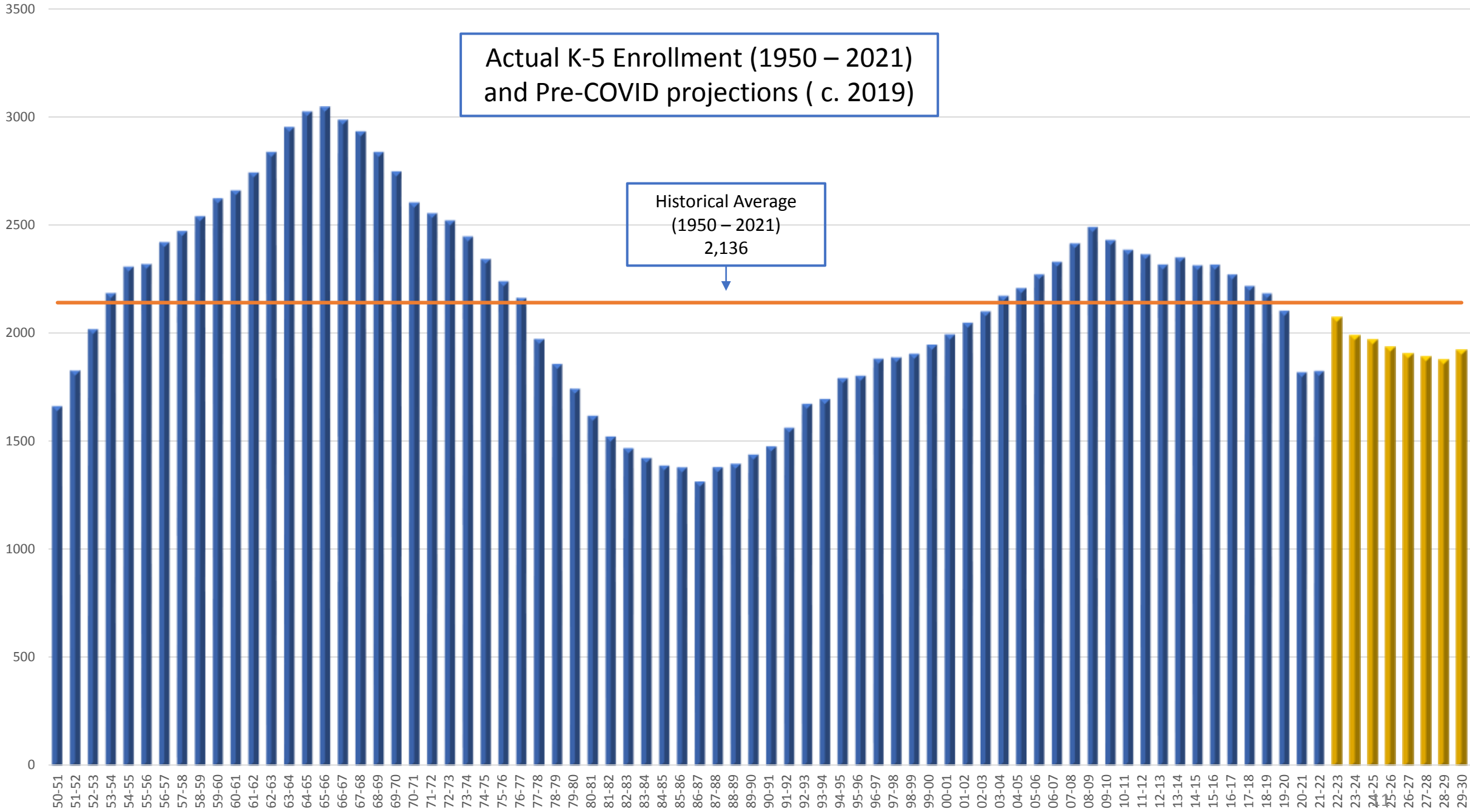
- Current Enrollment (SY 2021 – 2022)
 - K-5: 1,816 students
- Design Enrollment
 - Functional Capacity
 - Guidance for furniture, fixture and equipment
 - Design Enrollment for Hunnewell and Hardy: 365 per school
 - Formal agreement with MSBA to design a 365 student school of 18 classrooms for a six-school district
- Maximum Guideline Capacity
 - Maximum capacity for 18 classroom school if each classroom is filled to guideline
 - K-2: 18-22 students
 - 3-5: 22-24 students
 - Maximum guideline capacity: 414 students

Current Enrollment Projected Across Six Schools

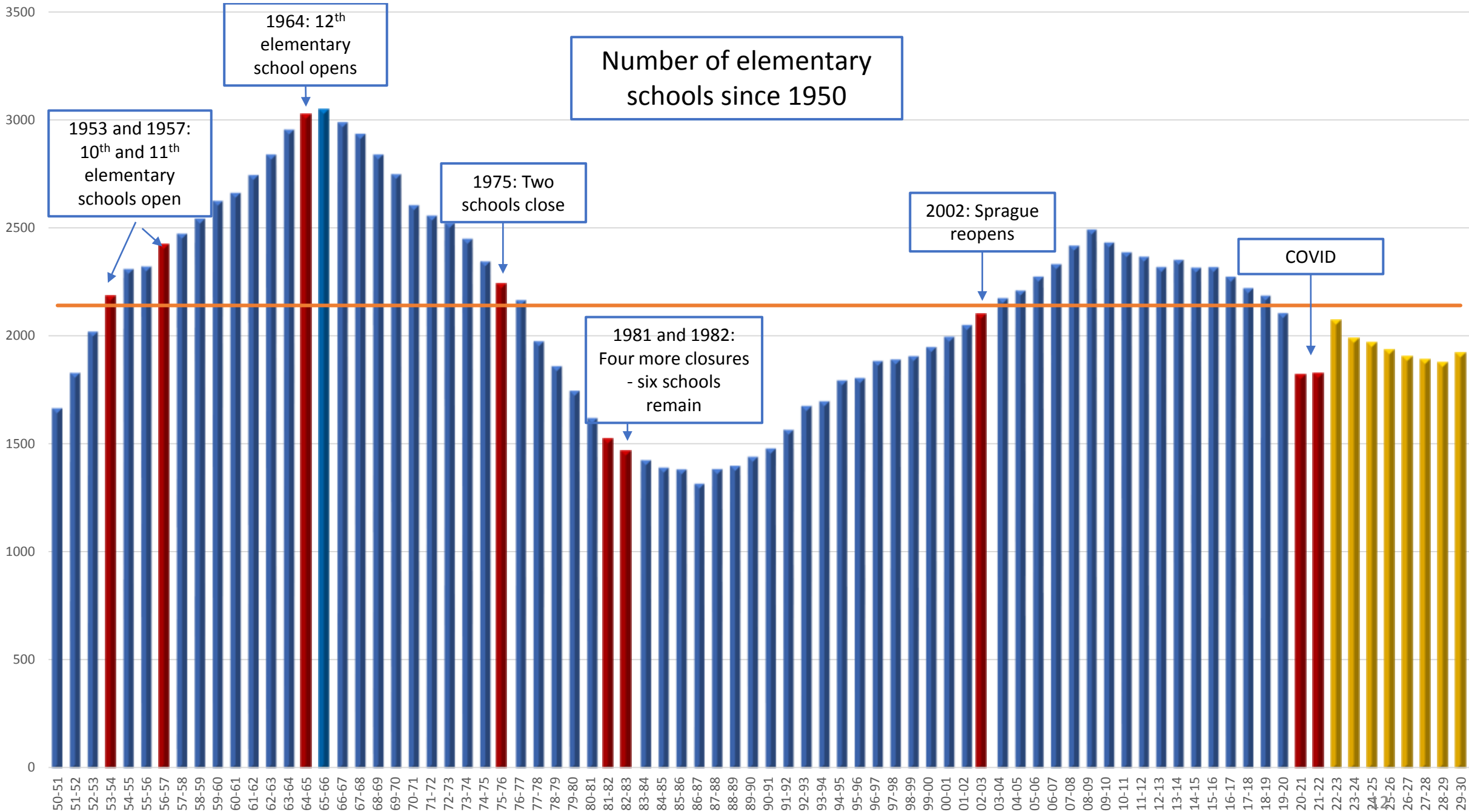
- 1,816 students across 6 elementary schools: ~303 students per school
- Functional capacity utilization: 83% per school
- Maximum guideline capacity utilization: 73% per school

Actual K-5 Enrollment (1950 – 2021)
and Pre-COVID projections (c. 2019)

Historical Average
(1950 – 2021)
2,136



Number of elementary schools since 1950



1953 and 1957:
10th and 11th
elementary
schools open

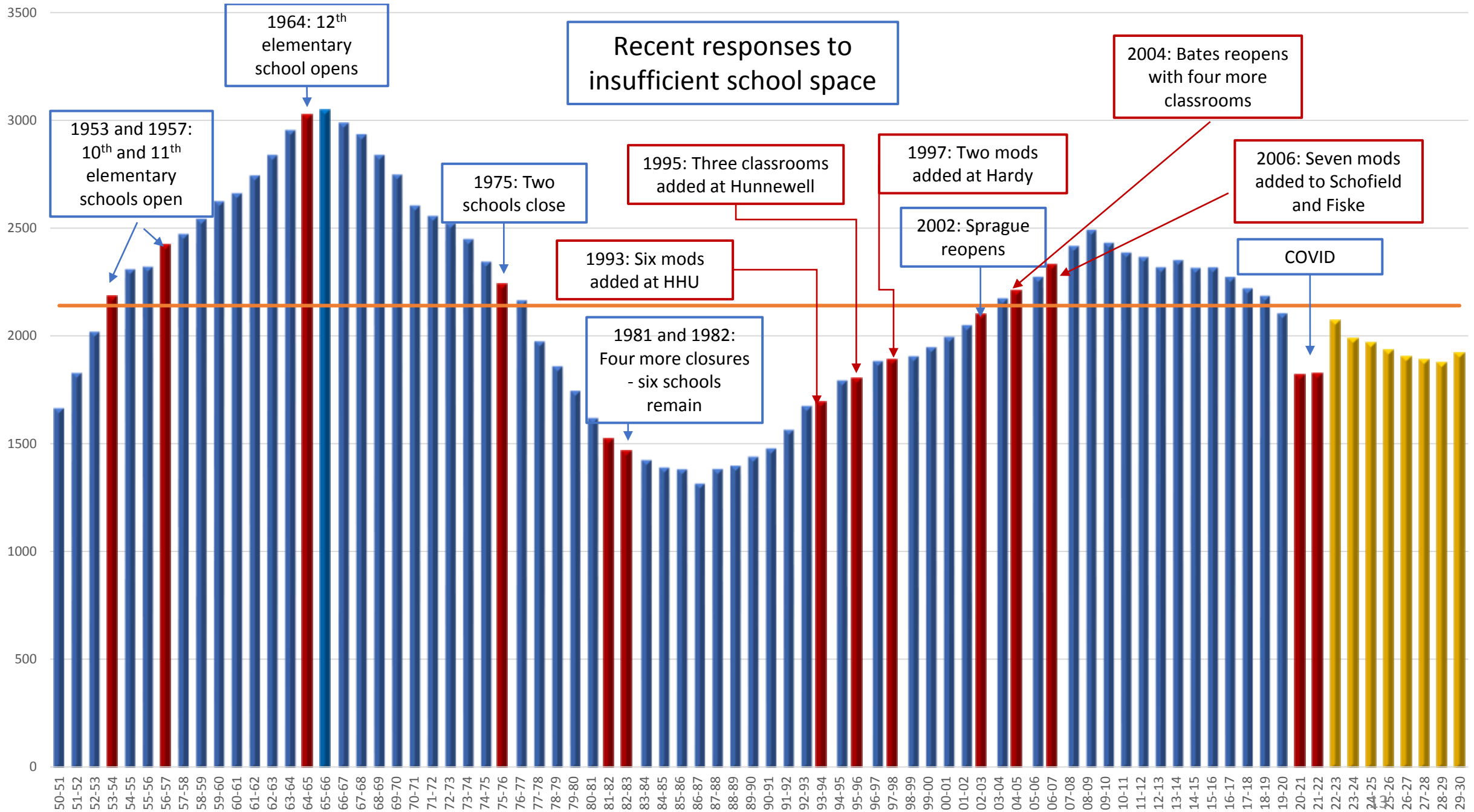
1964: 12th
elementary
school opens

1975: Two
schools close

1981 and 1982:
Four more closures
- six schools
remain

2002: Sprague
reopens

COVID



Project Goals

- Support our K-5 learners academically, socially and emotionally
- Address critical systems needs
- Provide facilities that meet 21st Century education needs, including specialized programs in a fiscally responsible manner

Building Hunnewell and Hardy positions the Town to meet these goals for the next 50 years.

Not building these two schools would jeopardize our ability to reach these project goals

Project Goal 1: Support our K-5 learners academically, socially and emotionally

- Building two schools allows us to deliver the educational program in appropriate facilities
 - Dedicated space for specialized programs
 - Appropriate spaces for service delivery
 - Meeting ADA requirements
- Without the two schools → need to continue to use deficient facilities and search for spaces to appropriately deliver services

Project Goal 2: Address critical systems needs

- Building two schools allow us to replace three facilities with two fifty-year buildings with adequate capacity across the district to manage fluctuations in enrollment
- Without the two schools → either continue using deficient facilities or recreate recent challenges of managing enrollment changes by adding temporary mods and other short-term solutions

Project Goal 3: Provide facilities that meet 21st Century education needs, including specialized programs in a fiscally responsible manner

- Building two schools allow us to maintain a neighborhood school model across six schools while benefitting from cost-sharing with the MSBA
- Without the two schools → need to continue to use deficient facilities and risk increased costs for future construction without cost sharing



HHU Cost & Budget Review

Construction Cost Estimate Comparison Summary

		Hardy Sch		Hunnewell Sch.
Item	Rate	Amount	Rate	Amount
New Building Construction		\$30,861,752		\$30,435,080
Building Abatement & Demolition		\$1,129,600		\$1,116,500
Sitework		\$9,200,101		\$6,660,887
Design & Estimating Contingency	9.5%	\$4,022,251	2.00%	\$764,249
Escalation to Mid-point Construction	8.00%	\$3,708,939	4.00%	\$1,559,069
Total Direct Cost Of Work		\$48,922,643		\$40,535,785
General Conditions	LS	\$2,238,148	LS	\$2,526,980
General Requirements	LS	\$1,473,495	LS	\$1,214,104
Bond & Insurance	1.8%	\$935,322	1.2%	\$556,791
CM Fee	1.7%	\$910,683	2.0%	\$834,998
GMP Contingency	2%	\$1,089,606	1.75%	\$730,623
Total Construction Cost Estimate		\$55,569,897		\$46,399,280

All Phases Total Project Budget Comparison Summary

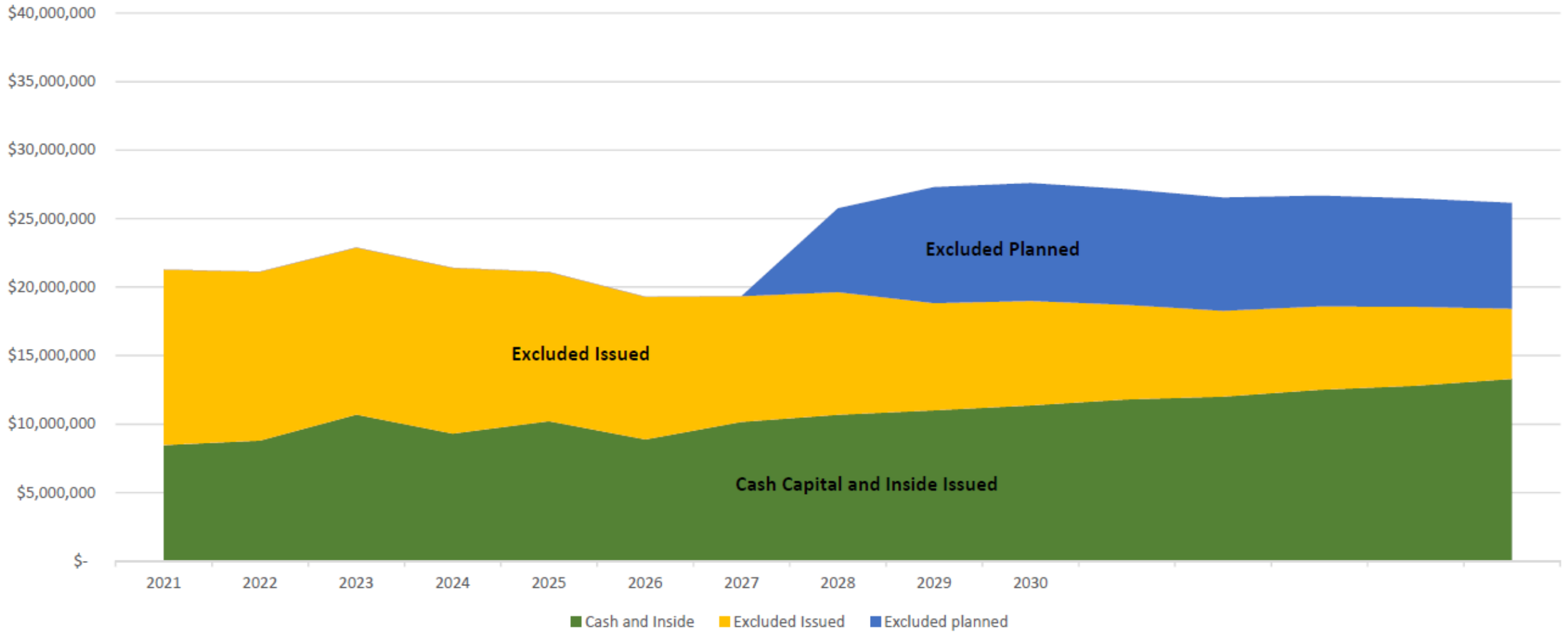
	Hardy Sch		Hunnewell Sch.
Item	Amount		Amount
Building Construction	\$42,030,000		\$38,423,000
Site Construction	\$12,340,000		\$7,976,000
Photovoltaic Array (Allowance)	\$1,200,000		\$1,200,000
Offsite permitting Mitigation (Allowance)	\$675,000		Included site costs
Furniture, Equip. & Technology	\$1,462,000		\$1,442,000
Design and Consultant Fees	\$7,129,000		\$5,646,000
Project Management & Clerk of Works	\$2,126,000		\$1,905,000
Other Administrative Costs	\$1,248,000		\$1,086,000
Contingencies	\$4,290,000		\$2,939,000
Feasibility Study & Design Phases	Included above		Included above
Swing Space Cost	NA		\$3,500,000
Total Project Budget = All Phases	\$72,500,000		\$64,117,000



Tax Impacts



Projected Debt Impact



Projected Debt Impact: Tax Rate per Thousand

- Estimated 2024 Rate: \$12.38
- Incremental Impact: \$.65
- Combined Rate: \$13.03



Thank You

www.wellesleyhhu.org

Questions? Please contact:
pbcstaff@wellesleyma.gov

MSBA Construction Costs

<http://info.massschoolbuildings.org/TabPub/TableauCostData.aspx>

REVISED

District	Project	Project Phase	GC/CM	Source	Construction Start Date	Enrollment	Building Size (gsf)	Site Size (acres)	Total Project Budget	Net Zero Goal	Total Construction Cost	\$/gsf Construction	\$/ Student
Westborough	Annie Fales ES	Construction	CM	Aug-2020 MSBA Board	Jul-2020	400	70,242	7.8	\$56,883,079	NZE	\$45,627,177	\$650	\$ 114,068
Ashland	Mindess	SD	CM	Aug-2020 MSBA Board	Nov-2021	635	104,885	16.6	\$84,387,000	NZE	\$67,725,296	\$646	\$ 106,654
Wellesley	Hunnewell ES	90% CD	CM	90% CD estimate	Jul-2021	365	76,478	5.6	\$64,117,000	NZ Ready	\$46,399,280	\$607	\$ 127,121
Wellesley	Hardy ES	SD	CM	Aug 2021 MSBA Board	Apr-2023	365	80,039	8.9	\$72,500,000	NZ Ready	\$55,569,897	\$694	\$ 152,246
Andover	West ES	SD	CM	Apr 2021 MSBA Board	Jun-2022	925	191,028	33.1	\$151,661,968	NZ Ready	\$119,178,907	\$624	\$ 128,842
Westwood	Paul Hanlon ES	SD	GC	Apr 2021 MSBA Board	Jan-2022	560	113,141	8.5	\$87,820,386	NZ Ready	\$70,380,680	\$622	\$ 125,680
Gloucester	East ES	SD	CM	Aug-2020 MSBA Board	Jul-2021	440	90,461	2.8	\$66,700,000	unknown	\$51,925,531	\$574	\$ 118,013
Rockland	Jefferson ES	CD	GC	Aug-2020 MSBA Board	Mar-2021	760	120,672	18.1	\$86,607,521	unknown	\$68,249,754	\$566	\$ 89,802
Groton Dunstable	Florence Roche ES	SD		Feb-2021 MSBA Board	Jul-2022	645	109,855	11.8	\$74,938,794	unknown	\$61,541,339	\$560	\$ 95,413
Acton-Boxborough	Douglas/Gates ES	Construction	CM	Aug-2020 MSBA Board	Jul-2020	990	174,759	22.8	\$117,238,519	NZE	\$95,255,831	\$545	\$ 96,218
Springfield	Deberry	CD		Aug-2020 MSBA Board	Jun-2021		155,900		\$95,051,267	unknown	\$77,641,520	\$498	#DIV/0!
Orange	Dexter Park	CD		Aug-2020 MSBA Board	Jul-2021	520	97,115		\$57,697,704	unknown	\$45,730,728	\$471	\$ 87,944
Easton	Center	Construction		Aug-2020 MSBA Board	Mar-2021	760	148,422		\$94,839,543	unknown	\$74,886,581	\$505	\$ 98,535
West Springfield	Coburn	Construction		Aug-2020 MSBA Board	Sep-2020	585	119,800		\$69,036,380	unknown	\$54,733,011	\$457	\$ 93,561
Milbury	R. E. Shaw	Construction	GC	Aug-2020 MSBA Board	Feb-2021	550	90,266		\$60,922,761	unknown	\$49,269,791	\$546	\$ 89,581
Tewksbury	Louise Davy Trahan	Construction	CM	Aug-2020 MSBA Board	May-2020	790	139,457		\$98,503,724	No	\$77,450,806	\$555	\$ 98,039
Preferred Schematic Stage													
Medfield	Dale ES	SD	CM	draft SD application	Dec-2022	575	98,828	7.8	\$81,150,000	NZE	\$64,525,190	\$653	\$ 112,218

Updated

September 1, 2021