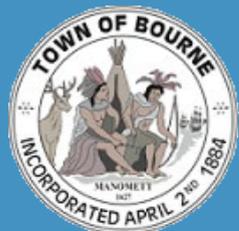


Community Forum No.3
December 8, 2015
Feasibility Study

Bourne Elementary Schools Community Workshop



PROJECT MANAGEMENT **SMMA**
Massachusetts School Building Authority

Flansburgh Architects

Agenda

- Introductions
- MSBA Process
- Project Schedule
- Educational Visioning
- Existing Conditions Summary
- Study Scope
- Design Options
- Questions

School Building Committee

James L. Potter	Chairman, School Building Committee
Christopher Hyldborg	Chairman, School Committee
Steven M. Lamarche	Superintendent of Schools, BPS
Peter J. Meier	Chair, Board of Selectmen
Edward S. Donoghue	Director of Business Services, BPS
Thomas M. Guerino	Town Administrator
Jonathan Nelson	Director of Facilities, Town of Bourne
Elizabeth Carpenito	Prinicipal, Bournedale Elementary School
Kathy Anderson	Member, School Building Committee
Mary Jo Coggeshall	Member, School Building Committee
Rick Howe	Board of Health
Richard A. Lavoie	Member, Finance Committee
William Meier	Member, School Building Committee
Laura Scena	Member, School Building Committee

Design Team

Kent Kovacs

Flansburgh Architects

Owner's Project Manager

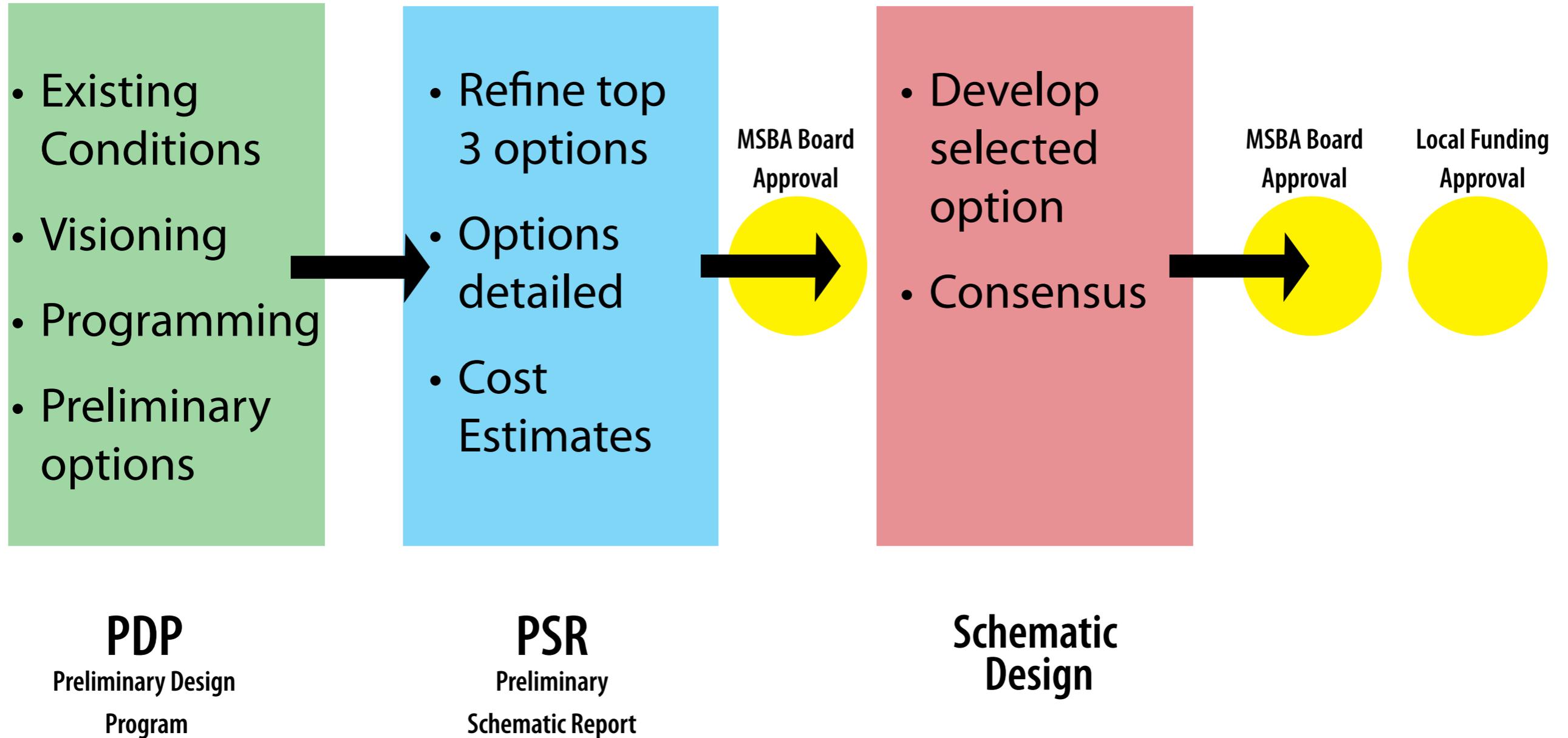
Joel Seeley

Symmés, Maini & McKee

MSBA Process

- **MSBA** is an independent public authority that administers and funds a program for grants to eligible cities, towns, and regional school districts for school construction and renovation projects.
- **MSBA** mandates a multi-step rigorous study and approval process
- **MSBA** will fund **43.84%** plus incentives of eligible project cost for an approved project if accepted by the voters of Bourne

MSBA Process



Project Schedule

Updated: June 25, 2015
Revised: September 16, 2015

TOWN OF BOURNE, MASSACHUSETTS
PEEBLES ELEMENTARY SCHOOL
PROJECT SCHEDULE

ID	Task Name	Duration	Start	Finish	2015	2016	2017
1	RETAIN OPM	58 days	3/18/2015	6/8/2015			
2	Submit OPM Proposals	0 days	3/18/2015	3/18/2015	◆ 3/18		
3	OPM Interview	2 days	4/8/2015	4/9/2015			
4	Negotiate OPM Contract	7 days	4/9/2015	4/17/2015			
5	Submit Documents to MSBA OPM Panel	0 days	4/29/2015	4/29/2015	◆ 4/29		
6	MSBA OPM Panel Meeting	0 days	6/8/2015	6/8/2015	● 6/8		
7	RETAIN DESIGNER	86 days	5/27/2015	9/23/2015			
8	Draft Designer RFS and Submit to MSBA	11 days	5/27/2015	6/10/2015			
9	MSBA Approve Draft RFS	9 days	6/10/2015	6/22/2015			
10	Submit to Central Register	0 days	6/23/2015	6/23/2015	◆ 6/23		
11	Notice in Central Register	0 days	7/1/2015	7/1/2015	◆ 7/1		
12	Briefing Session	0 days	7/14/2015	7/14/2015	◆ 7/14		
13	Submit Designer Proposals	0 days	7/21/2015	7/21/2015	◆ 7/21		
14	MSBA DSP Proposal Review Meeting	0 days	9/1/2015	9/1/2015	● 9/1		
15	MSBA DSP Interview Meeting (if required)	0 days	9/15/2015	9/15/2015	● 9/15		
16	Negotiate Designer Contract	5 days	9/17/2015	9/23/2015			
17	FEASIBILITY STUDY (FS)	183 days	9/15/2015	6/1/2016			
18	Develop Preliminary Design Program (PDP)	65 days	9/15/2015	12/15/2015			
19	Community Presentations	37 days	10/26/2015	12/16/2015			
20	Community Forum 1: Visioning	0 days	10/26/2015	10/26/2015	◆ 10/26		
21	Community Forum 2: Existing Conditions	3 days	11/16/2015	11/18/2015			
22	Community Forum 3: Options	3 days	12/14/2015	12/16/2015			
23	Submit PDP to MSBA Staff	0 days	12/18/2015	12/18/2015	● 12/18		
24	Develop Preferred Schematic Report (PSR)	84 days	12/18/2015	4/15/2016			
25	Community Presentations	44 days	2/1/2016	4/1/2016			
26	Community Forum 1	0 days	2/1/2016	2/1/2016	◆ 2/1		
27	Community Forum 2	0 days	3/1/2016	3/1/2016	◆ 3/1		
28	Community Forum 3	0 days	4/1/2016	4/1/2016	◆ 4/1		
29	Submit PSR to MSBA FAS	0 days	4/15/2016	4/15/2016	● 4/15		
30	MSBA Board Meeting	0 days	6/1/2016	6/1/2016	● 6/1		
31	SCHEMATIC DESIGN (SD)	85 days	6/1/2016	9/28/2016			
32	Develop Schematic Design	47 days	6/1/2016	8/4/2016			
33	Submit Schematic Design to MSBA	0 days	8/4/2016	8/4/2016	● 8/4		
34	MSBA Board Meeting	0 days	9/28/2016	9/28/2016	● 9/28		
35	LOCAL VOTES						
38	DESIGN AND CONSTRUCTION (TBD)						

STUDY SCOPE

MSBA Study Scope

Option 1

Grades
K to 4

Neighborhood
Elementary
School

250 students

Option 2

Grades
PreK to 4

District-wide
Elementary
School

725 students

Option 3

Grades
PreK to 5

District-wide
Elementary
School

885 students

Option 4

Grades
K to 5

Neighborhood
Elem. School
with District-
wide 5th grade

410 students

MSBA Study Scope

Bournedale Elementary School

Built: 2009

Students: 435

Area: 68,124 sf

Site: approx 122 Acres

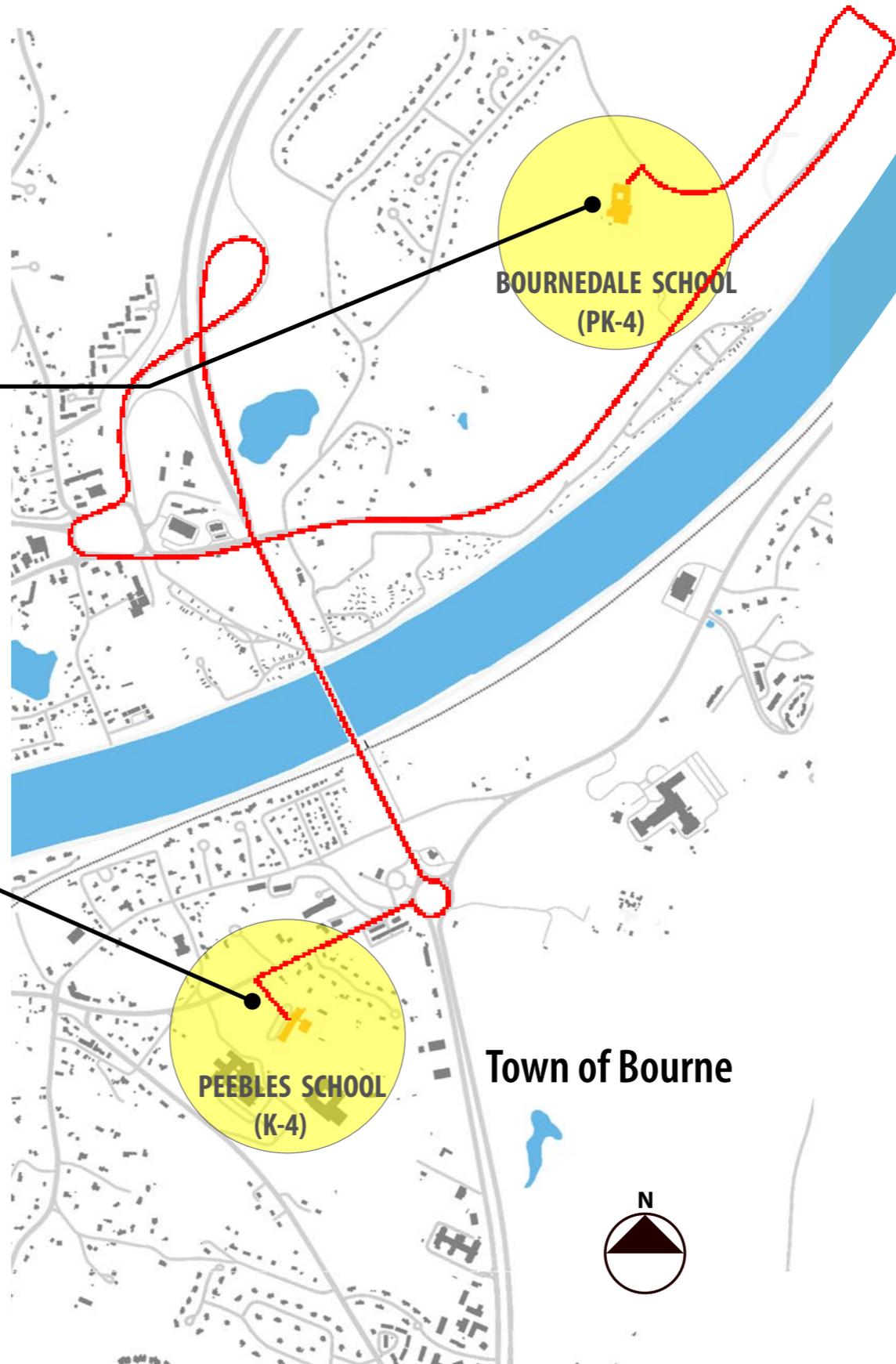
Peebles Elementary School

Built: 1953-1959

Students: 388

Area: 55,191 sf

Site: 8.6 Acres



BOURNEDALE

PEEBLES

OPTION 1

PK-4

CAPE COD CANAL

K-4

**MIDDLE SCHOOL
5-8**

**HIGH SCHOOL
9-12**

BOURNEDAILE

PEEBLES

OPTION 1

PK-4

K-4

MIDDLE SCHOOL
5-8

HIGH SCHOOL
9-12

OPTION 2

PK-4

[Dashed Box]

MIDDLE SCHOOL
5-8

HIGH SCHOOL
9-12

CAPE COD CANAL

BOURNEDAILE

PEEBLES

CAPE COD CANAL

OPTION 1

PK-4

K-4

MIDDLE SCHOOL
5-8

HIGH SCHOOL
9-12

OPTION 2

PK-4

MIDDLE SCHOOL
5-8

HIGH SCHOOL
9-12

OPTION 3

PK-5

MIDDLE SCHOOL
6-8

HIGH SCHOOL
9-12

BOURNEDAILE

PEEBLES

CAPE COD CANAL

OPTION 1

PK-4

K-4

MIDDLE SCHOOL
5-8

HIGH SCHOOL
9-12

OPTION 2

PK-4

MIDDLE SCHOOL
5-8

HIGH SCHOOL
9-12

OPTION 3

PK-5

MIDDLE SCHOOL
6-8

HIGH SCHOOL
9-12

OPTION 4

PK-4

K-5

MIDDLE SCHOOL
6-8

HIGH SCHOOL
9-12

EDUCATIONAL PLANNING UPDATE

Guiding Design Principles

1. Community Connected

- A Place You Want to Be
- Future Orientation with Connections to Tradition
- Community Access

2. Purposefully Innovative & Creative

- Visible Learning
- Flexible and Adaptable Learning Environments

3. Collaborative & Interconnected

- Learning Communities

4. Connections to 21st-Century Learning

- Inquiry-Based Learning
- Teacher as Designer

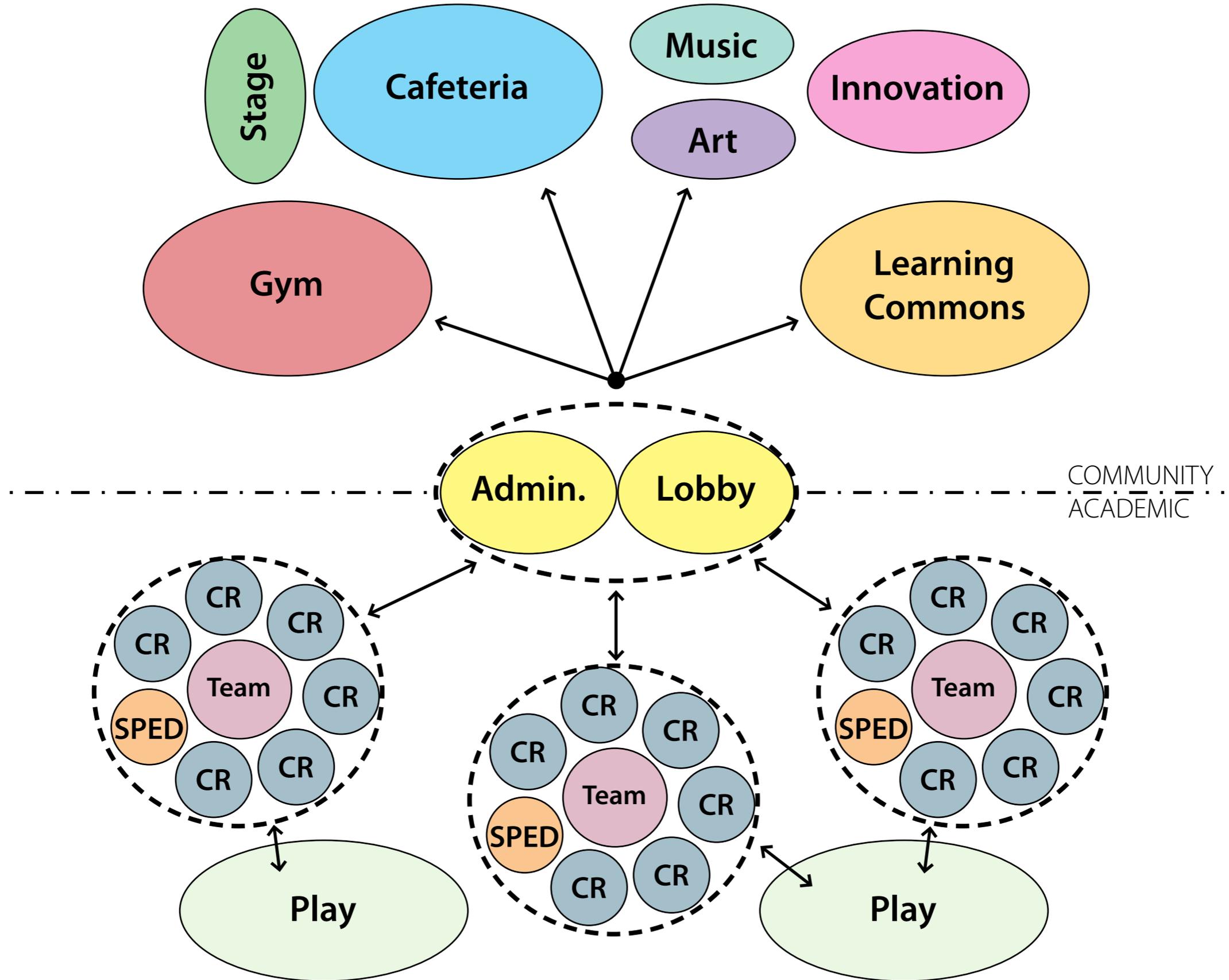


Design Patterns

- Gathering Spaces
- Varied Spaces / Ubiquitous Learning
- Display & Exhibition Spaces
- Maker Spaces
- Multi-Purpose Spaces
- Collaborative Environments
- Indoor/Outdoor Connections
- Technology & Blended Learning
- Agile Classrooms
- Classroom Neighborhoods
- Effective Storage



Adjacency Diagram



EXISTING CONDITIONS UPDATE

Peebles Elementary School Existing Conditions

Year Built: 1953,1959 *(62 yrs. old)*

Site Poor drainage, traffic, and HC accessibility

Exterior Cracks, leaks, and lack of insulation

Interior Worn out, broken, and needs replacement

MEP systems Antiquated, inefficient, & poor temperature control



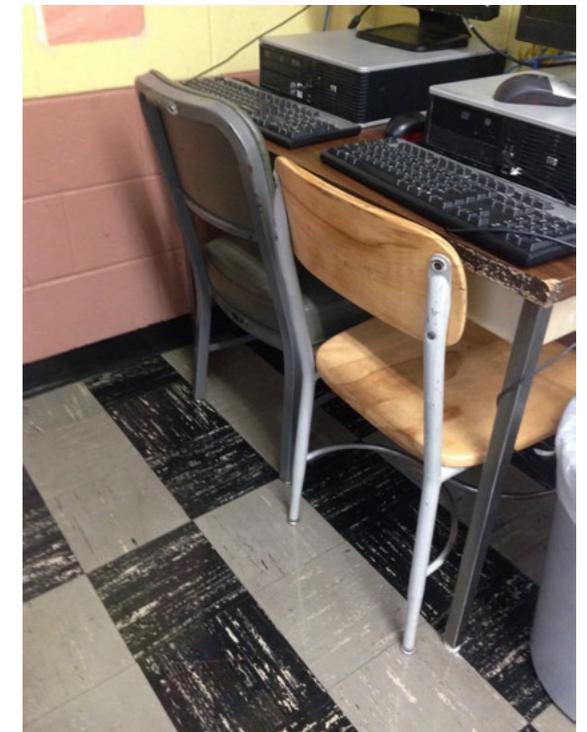
Cafe Unit Ventilator



Vinyl Siding at Spandrel



Storage



Furniture

Bournedale Elementary School Existing Conditions

Year Built: 2009 *(7 yrs. old)*

Site Good site circulation and proper drainage

Exterior Exterior envelope is in good condition. Leaks at roof to wall intersection

Interior Finishes are in good condition. Acoustics need to be improved in limited spaces

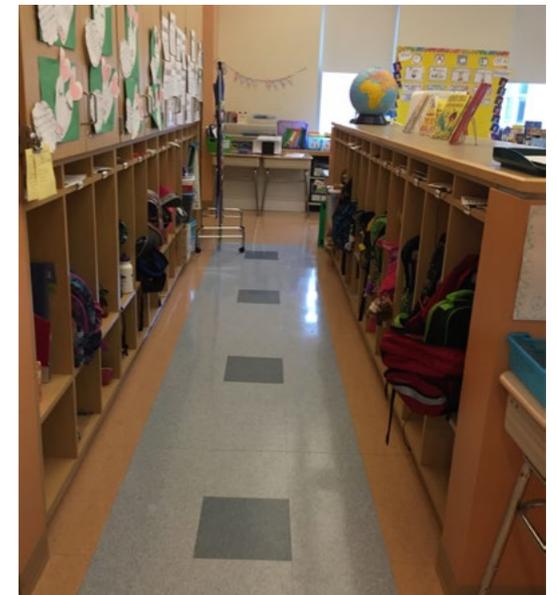
MEP systems Systems are functioning properly and have continued life expectancy



Window Sills



Roofing



Cubbies

DESIGN OPTIONS

Peebles Campus



Bournedale Campus



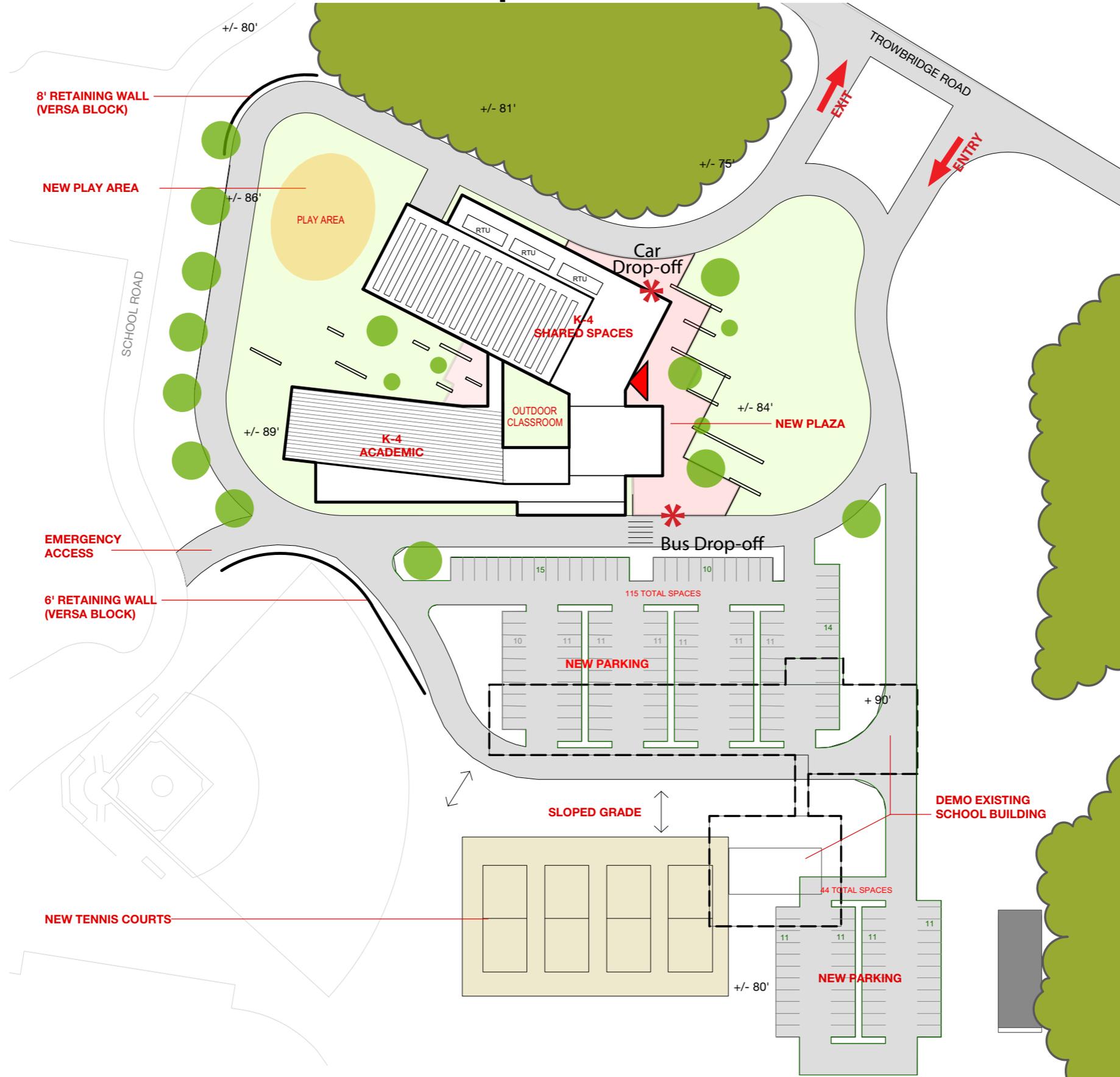
2A/3A

3B

Program Areas - OPTION 1: 250 enrollment

PROGRAM	GRADES K-4
Core Academic	14,400
Special Education	3,020
Art & Music	2,225
Health & Physical Education	6,300
Media Center	2,020
Technology (computer)	1,000
Dining & Food Service	4,875
Medical	410
Administration & Guidance	2,015
Custodial & Maintenance	1,900
Subtotal NSF	38,165 NSF
Grossing Factor	x 1.5
Total GSF	57,248 GSF
Number of Students	250 Students

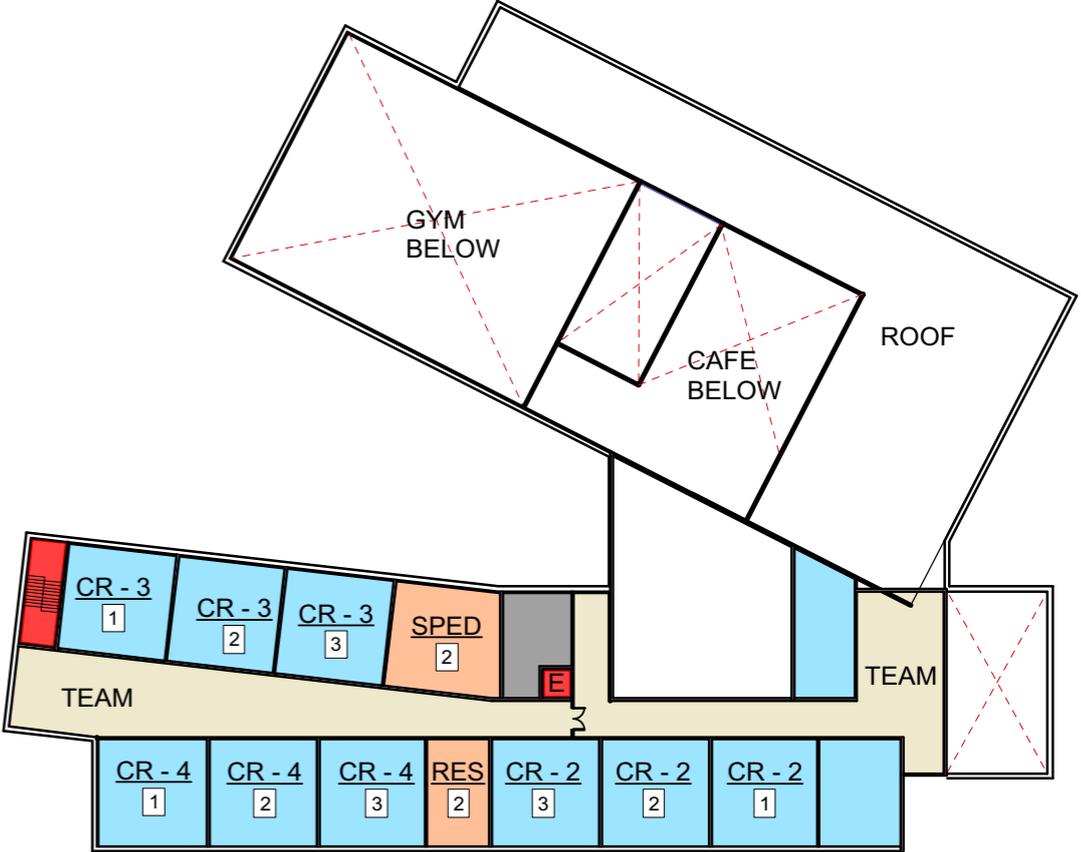
Peebles New Construction Option 1A (250 students)



Peebles New Construction Option 1A (250 students)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Peebles New Construction Option 1A (250 students)

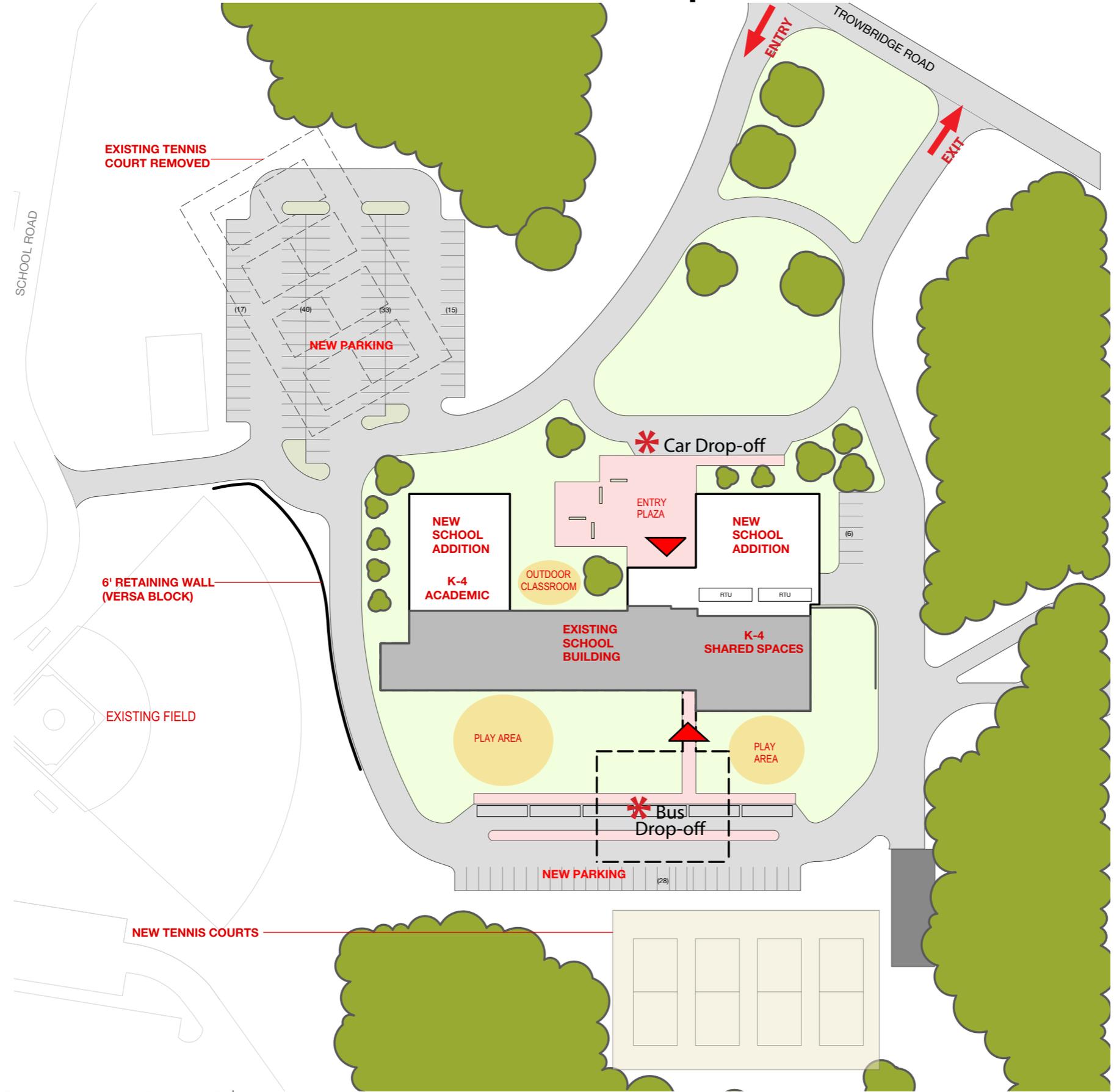
Pros:

- New Construction alternative with least disruption to students during construction
- Clear Articulation between Community and Academic wings; good community access
- Team Spaces promote interconnection
- Outdoor Classroom a beautiful, enclosed focal point for building; good access encourages use.
- Innovation Studio located along main axis; proximity to Art and to Media Center offers flexibility and opportunity for collaboration.
- Allows flexibility in building and site design

Cons:

- Very small school
- Does not alleviate space demand in Middle School
- Does not relocate 5th grade within elementary school setting

Peebles Addition / Renovation Option 1G (250 students)

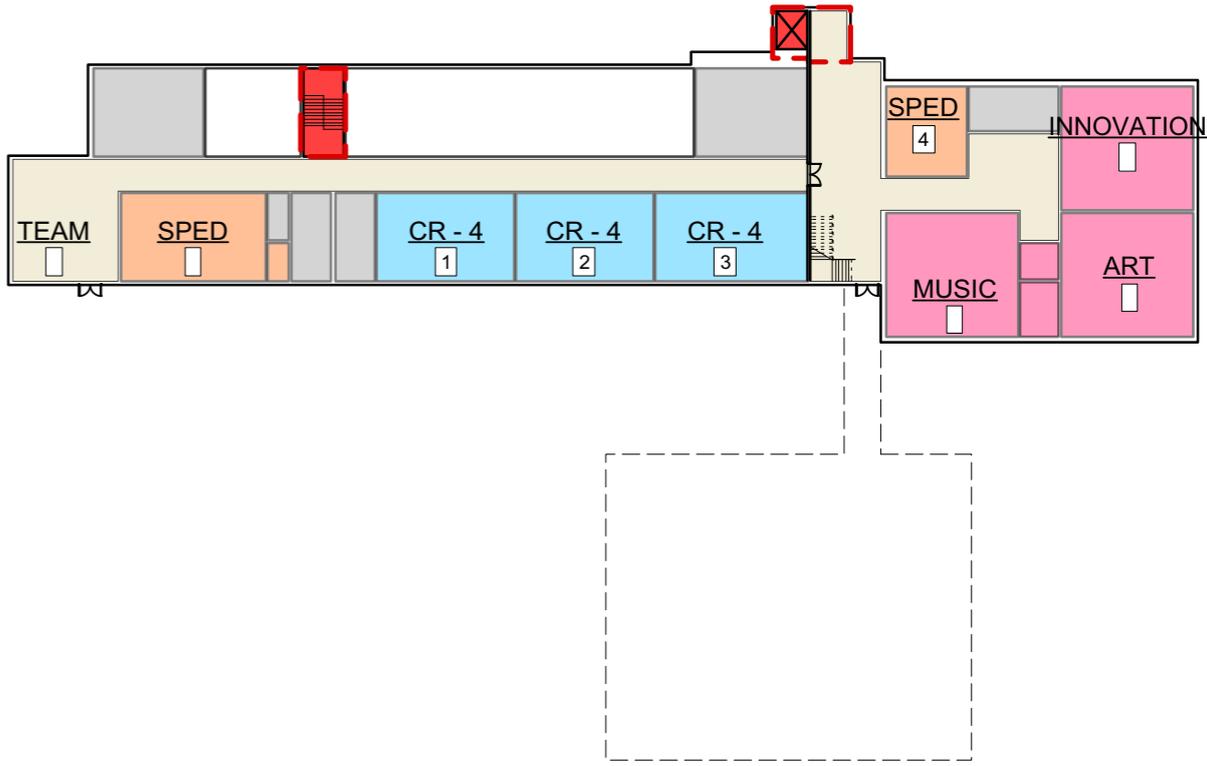


Peebles Addition / Renovation Option 1G (250 students)



FIRST FLOOR PLAN

ACADEMIC
COMMUNITY



SECOND FLOOR PLAN

Peebles Addition / Renovation Option 1G (250 students)

Pros:

- Modernizes Peebles aesthetically and physically; provides new face of building
- Eliminates Annex, most deficient part of building
- Maintains clear articulation between Community and Academic Wings
- Reconstructed and safer parent and bus drop-offs

Cons:

- Very small school
- Does not alleviate space demand in Middle School or relocate 5th grade within elementary school
- Layout does not permit Classroom Neighborhoods or promote Collaboration
- Requires extensive phasing
- Lack of secure outdoor classroom
- Potential noise issues from proximity of Gym to Admin suite and from Cafeteria to learning spaces below

Program Areas - OPTION 2: 725 enrollment

PROGRAM	GRADES PreK-4
Core Academic	37,090
Special Education	8,050
Art & Music	4,465
Health & Physical Education	6,300
Media Center	3,933
Technology (computer)	1,000
Dining & Food Service	9,185
Medical	610
Administration & Guidance	2,711
Custodial & Maintenance	2,325
Subtotal NSF	76,395 NSF
Grossing Factor	x 1.5
Total GSF	114,593 GSF
Number of Students	725 Students

Bournedale Option 2A (725 students)



Bournedale Option 2A (725 students)

Pros:

Consolidates K-4 grades and resources; creates equitable student experience

Collaborative and interconnected learning communities

Distinct academic communities for lower and upper grades

Well-sited; entry is inviting to community

Maintains existing structure and facility with minimal disruption to learning

New entry lobby and courtyard provide buffer for noise and secure use of outdoor classroom

Cons:

Large school

Does not alleviate space pressure on Middle School or relocate 5th grade within elementary school

Requires phasing, although minimal

Loss of neighborhood school for Peebles families

Creates empty Peebles building requiring significant upgrades for future use

Program Areas - OPTION 3: 885 enrollment

PROGRAM	GRADES PreK-5
Core Academic	43,390
Special Education	9,060
Art & Music	5,690
Health & Physical Education	6,300
Media Center	4,653
Technology (computer)	1,000
Dining & Food Service	11,204
Medical	710
Administration & Guidance	3,021
Custodial & Maintenance	2,485
Subtotal NSF	87,513 NSF
Grossing Factor	x 1.5
Total GSF	131,382 GSF
Number of Students	885 Students

Bournedale Option 3A (885 students)



Bournedale Option 3A (885 students)



Bournedale Option 3A (885 students)

Pros:

- Alleviates transition issue for 5th grade students; relieves space demand in middle school
- Consolidates grades and resources; creates equitable student experience
- Continuity in learning throughout PreK-5 years
- Collaborative and interconnected learning communities; varied learning spaces throughout
- Distinct academic communities for lower and upper grades
- Well-sited; entry is inviting to community
- Maintains existing structure and facility with minimal disruption to learning
- New entry lobby and courtyard provide buffer for noise and secure use of outdoor classroom

Cons:

- Very large school
- Requires phasing, although minimal
- Loss of neighborhood school for Peebles families
- Existing building does not provide team areas or as much display
- Creates empty Peebles building requiring significant upgrades for future use

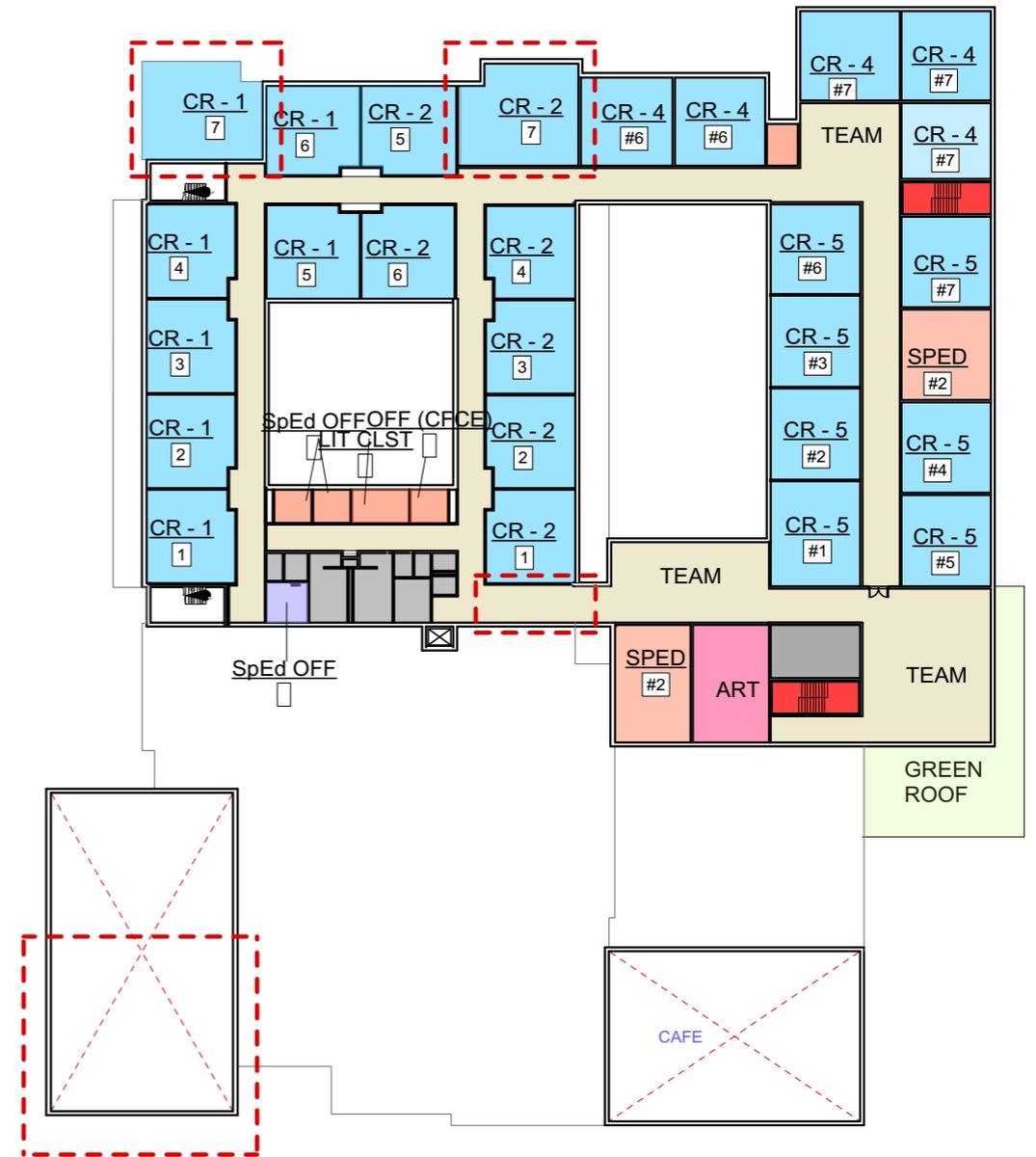
Bournedale Option 3B (885 students)



Bournedale Option 3B (885 students)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Bournedale Option 3B (885 students)

Pros:

- Alleviates transition issue for 5th grade students; relieves space demand in middle school
- Consolidates grades and resources; creates equitable student experience & continuity in early years
- Collaborative and interconnected learning communities; varied learning spaces throughout
- More direct entry sequence with clear Community / Academic separation
- Visible learning with Innovation Studio near Entry
- Art rooms and Learning Commons space distributed throughout plan
- Well-sited; provides new face to building

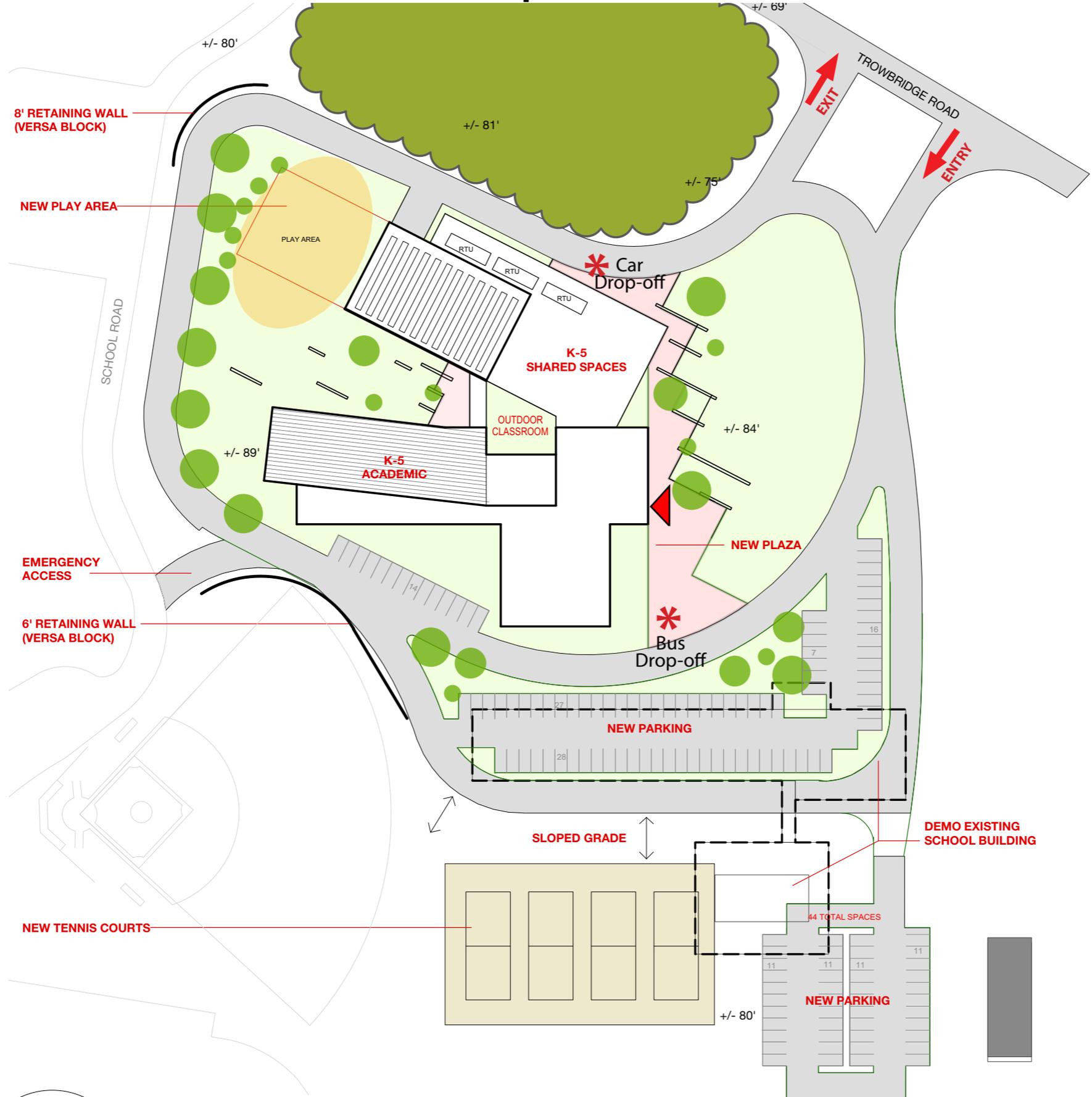
Cons:

- Very large school
- Requires phasing, although minimal; construction affects entire length of building
- Loss of neighborhood school for Peebles families
- Courtyard embedded within classroom wings may disrupt learning
- Existing building does not provide team areas or as much display
- Creates empty Peebles building requiring significant upgrades for future use

Program Areas - OPTION 4: 410 enrollment

PROGRAM	GRADES K-5
Core Academic	20,700
Special Education	4,530
Art & Music	2,300
Health & Physical Education	6,300
Media Center	2,515
Technology (computer)	1,000
Dining & Food Service	6,325
Medical	510
Administration & Guidance	2,125
Custodial & Maintenance	2,010
Subtotal NSF	48,315 NSF
Grossing Factor	x 1.5
Total GSF	72,473 GSF
Number of Students	410 Students

Peebles New Construction Option 4A (410 students)



Peebles New Construction Option 4A (410 students)



Peebles New Construction Option 4A (410 students)

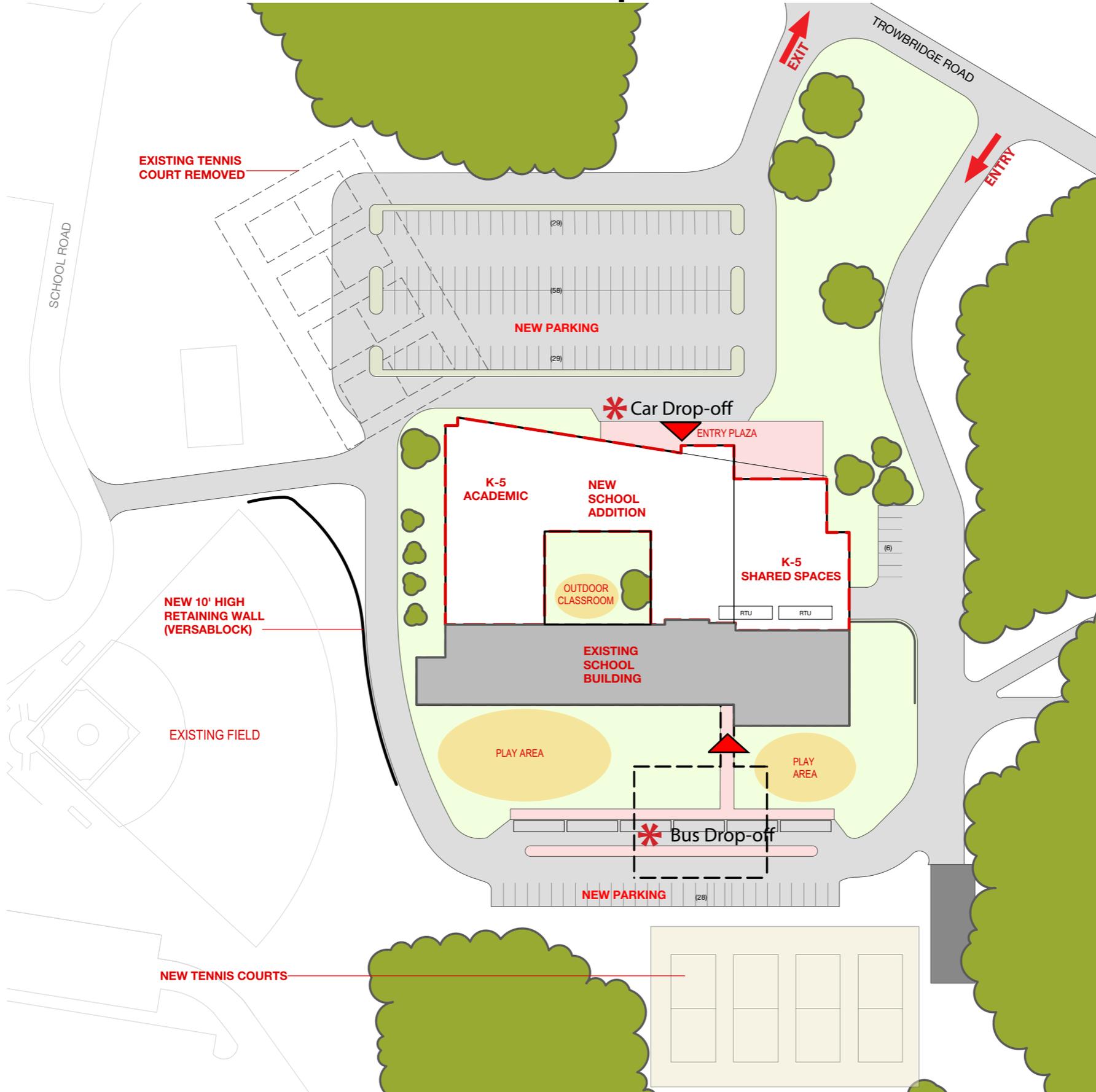
Pros:

- Alleviates transition issue for 5th grade students; relieves space demand in middle school
- Maintains K-4 neighborhood school on Cape side of bridge and campus connectivity
- 5th grade in own wing creates upper elementary experience as preparation for middle school
- New Construction alternative with least disruption to students during construction
- Clear Articulation between Community and Academic wings; good community access
- Team Spaces promote interconnection
- Outdoor Classroom a beautiful, enclosed focal point for building; good access encourages use.
- Innovation Studio located along main axis; proximity to Art and to Media Center offers flexibility and opportunity for collaboration.
- Well-located Special Education spaces, Admin, and Gym; Stage between Gym and Caf offers flexibility
- Allows flexibility in building and site design

Cons:

- One-year transition for Bournedale 5th graders could be challenging
- Dynamics between K-4 students and 5th graders, with 5th grade representing 40% of population

Peebles Addition / Renovation Option 4B (410 students)

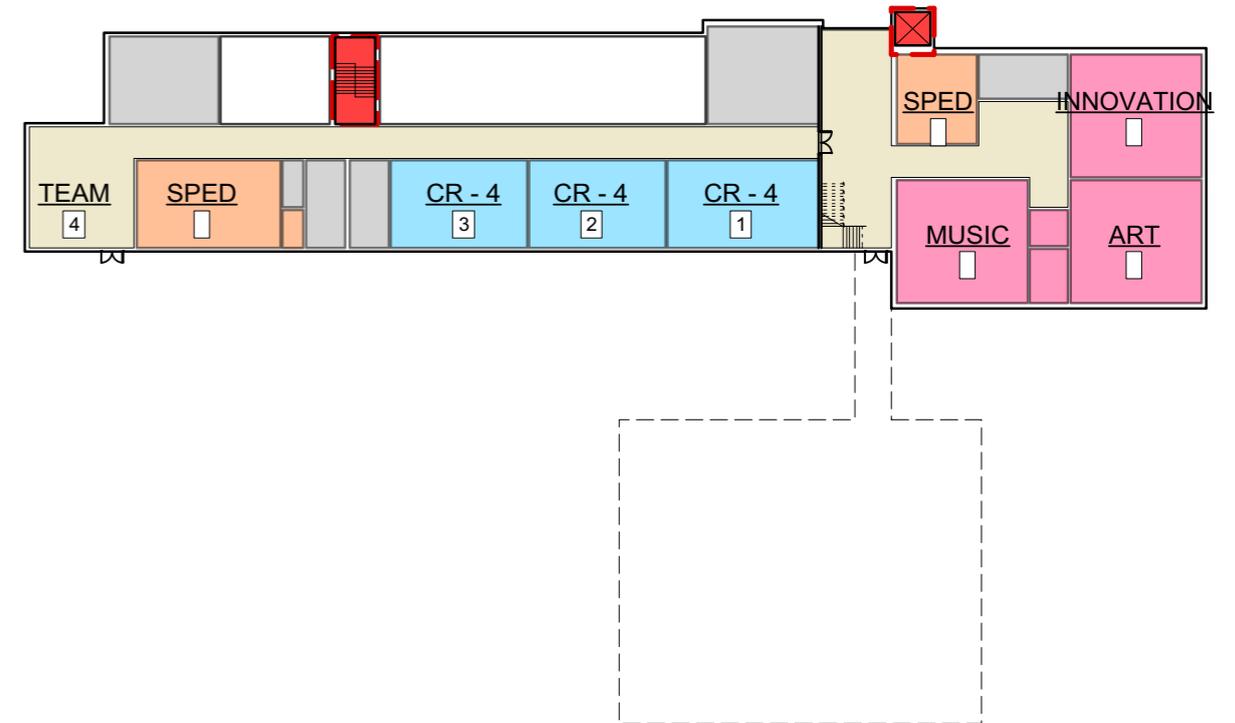


Peebles Addition / Renovation Option 4B (410 students)



FIRST FLOOR PLAN

ACADEMIC
COMMUNITY



SECOND FLOOR PLAN

Peebles Addition / Renovation Option 4B (410 students)

Pros:

- Modernizes Peebles aesthetically and physically; provides new face of building
- Eliminates Annex, most deficient part of building
- Well-size courtyard provides secure outdoor access
- Main street connects community spaces
- Maintains clear articulation between Community and Academic Wings
- Reconstructed and safer parent and bus drop-offs

Cons:

- One-year transition for Bournedale 5th graders could be challenging
- Visible Learning, Classroom Neighborhoods, and Collaboration difficult in older building
- Innovation Lab tucked away on lower level
- Considerable disruption during construction
- Requires extensive phasing
- Potential noise issues from proximity of Gym to Admin suite and from Cafeteria to learning spaces below

PRELIMINARY COST MODELS

Preliminary Cost Models

		Option 1 (K-4) 250 students		Option 2 (PK-4) 725 students	Option 3 (PK-5) 885 students		Option 4 (K-5) 410 students	
		1A New	1G Add/Reno	2A Add/Reno	3A Add/Reno	3B Add/Reno	4A New	4B Add/Reno
Gross SF		57,248 SF		114,593 SF	131,382 SF		72,473 SF	
*Construction Cost \$ (Hard Cost)	Building	\$23.25M	\$23.15M	\$25.63M	\$30.63M	\$30.03M	\$26.96M	\$27.46M
	Hazmat/Demo	\$1.71M	\$1.24M	\$0	\$0	\$0	\$1.7M	\$1.21M
	Sitework	\$4.05M	\$4.17M	\$4.65M	\$4.78M	\$4.75M	\$4.34M	\$4.29M
	Total	\$29.01M	\$28.56M	\$30.28M	\$35.41M	\$34.78M	\$32.99M	\$32.96M
Soft Cost \$	Fees & Expenses	\$5.9M	\$5.47M	\$5.61M	\$6.38M	\$6.28M	\$6.5M	\$6.13M
	FF&E	\$0.75M	\$0.75M	\$1.02M	\$1.5M	\$1.5M	\$1.23M	\$1.23M
	Contingencies	\$2.32M	\$2.57M	\$2.42M	\$2.83M	\$2.78M	\$2.64M	\$2.97M
Other Town Costs		no cost	no cost	TBD	TBD	TBD	no cost	no cost
TOTAL		\$37.98M	\$37.35M	\$39.34M	\$46.12M	\$45.35M	\$43.36M	\$43.28M



Questions?

Evaluation Criteria

Option 1A
(250 students)

Option 1G
(250 students)

Option 2A
(725 students)

Option 3A
(885 students)

Option 3B
(885 students)

Option 4A
(410 students)

Option 4B
(410 students)

	Option 1A (250 students)	Option 1G (250 students)	Option 2A (725 students)	Option 3A (885 students)	Option 3B (885 students)	Option 4A (410 students)	Option 4B (410 students)
1 Size of School							
2 Grade Separation Issues							
3 Reinforces Campus Feel							
4 Opportunity for Collaboration & Mentoring							
5 District-wide Culture and Advantages							
6 Traffic Impact							
7 Separation of Community / Academic Uses							
8 Creation of Community Space							
9 Limits Disruption to Students							
10 Cost Effectiveness: Operation / Construction							
11 Maximum Building Efficiency							
12 Least Environmental Impact							
13 Most Beneficial Construction Schedule							
14 Best Site Option for Neighborhood Schools							
15 Adequate Play & Parking Areas							
16 Continued Use of Athletic Resources							
17 Maximum Score for NE-CHPS / LEED							
18 Best Space Adjacencies							
19 Best Separation of Parent / Bus / Service Circulation							
20 Resolves Geographic Separation by Canal							
21 Centralized Elementary Resources							
22 Centralized Campus Resources							
23 Advantages to Middle School							
24 Maximize MSBA Reimbursement							

Ranking: 3 for most favorable, 2 for acceptable, 1 for least favorable