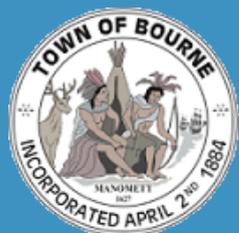


Community Forum No.6  
March 31, 2016  
Feasibility Study

# Bourne Elementary Schools Community Workshop



PROJECT MANAGEMENT **SMMA**  
Massachusetts School Building Authority

**Flansburgh Architects**

# Agenda

- Introductions
- MSBA Process
- Project Schedule
- Defining the Need
- Design Options
- Preliminary Costs
- Community-Wide Survey Review
- Next Steps
- 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	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	Member, School Building Committee
Richard A. Lavoie	Member, Finance Committee
William Meier	Member, School Building Committee
Natasha Scarpato	Member, School Building Committee
Mitch McClain	Bourne School Committee

# Design Team

Kent Kovacs

Flansburgh Architects

# Owner's Project Manager

Joel Seeley

Symmés, Maini & McKee

# Project Need

*The Peebles Elementary School is an aged facility requiring significant upkeep without long term educational benefits.*

*Voters approved the feasibility study to mitigate these conditions in the Fall 2014.*

# Community Forum Engagement

## PDP Phase:

### Forum No.1

- › Learn About 21<sup>st</sup> C Education
- › Share Your Thoughts
- › Shape Your Town's Future

### Forum No.2

- › Learn About MSBA Process
- › Existing Conditions Review
- › Educational Visioning Recap

### Forum No.3

- › Review 7 Design Alternatives
- › Discuss Budget and Schedule
- › Share Your Thoughts

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## PSR Phase:

### Forum No.4

- › Review 4 Options
- › MSBA Update
- › Share Your Thoughts

### Forum No.5

- › Review Designs
- › Survey
- › MSBA Update

### Forum No.6

- › Survey Results
- › Budget & Schedule
- › Share Your Thoughts

### Forum No.7

- May 5, 2016
- › Survey Results
- › Budget & Schedule
- › Option Discussion

# 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

Submitted to MSBA  
12/18/2015

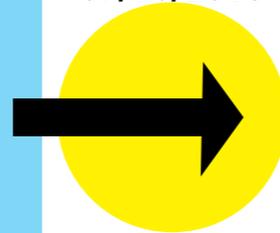
Submit to MSBA  
6/02/2016

Submit to MSBA  
9/29/2016

- Existing Conditions
- Visioning
- Programming
- Preliminary options

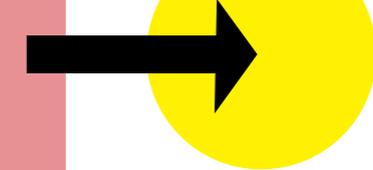


- Refine top options
- Options detailed
- Cost Estimates

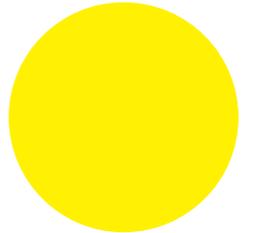


MSBA Board  
Approval  
07/20/2016

- Develop selected option
- Consensus



MSBA Board  
Approval  
11/09/2016



Local Funding  
Approval

**PDP**

Preliminary Design  
Program

**PSR**

Preliminary  
Schematic Report

**Schematic  
Design**

# MSBA Process

Submitted to MSBA  
12/18/2015

- Existing Conditions
- Visioning
- Programming
- Preliminary options

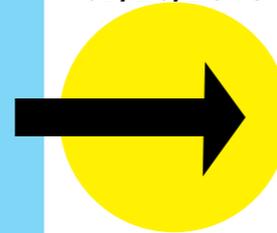
**PDP**  
Preliminary Design  
Program

Submit to MSBA  
6/02/2016

- Refine top options
- Options detailed
- Cost Estimates

**PSR**  
Preliminary  
Schematic Report

MSBA Board  
Approval  
07/20/2016

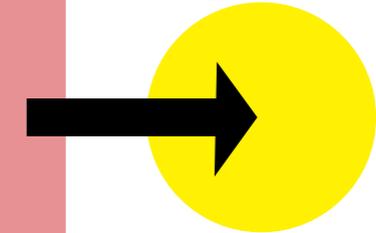


Submit to MSBA  
9/29/2016

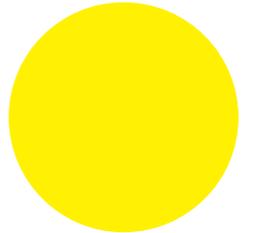
- Develop selected option
- Consensus

**Schematic  
Design**

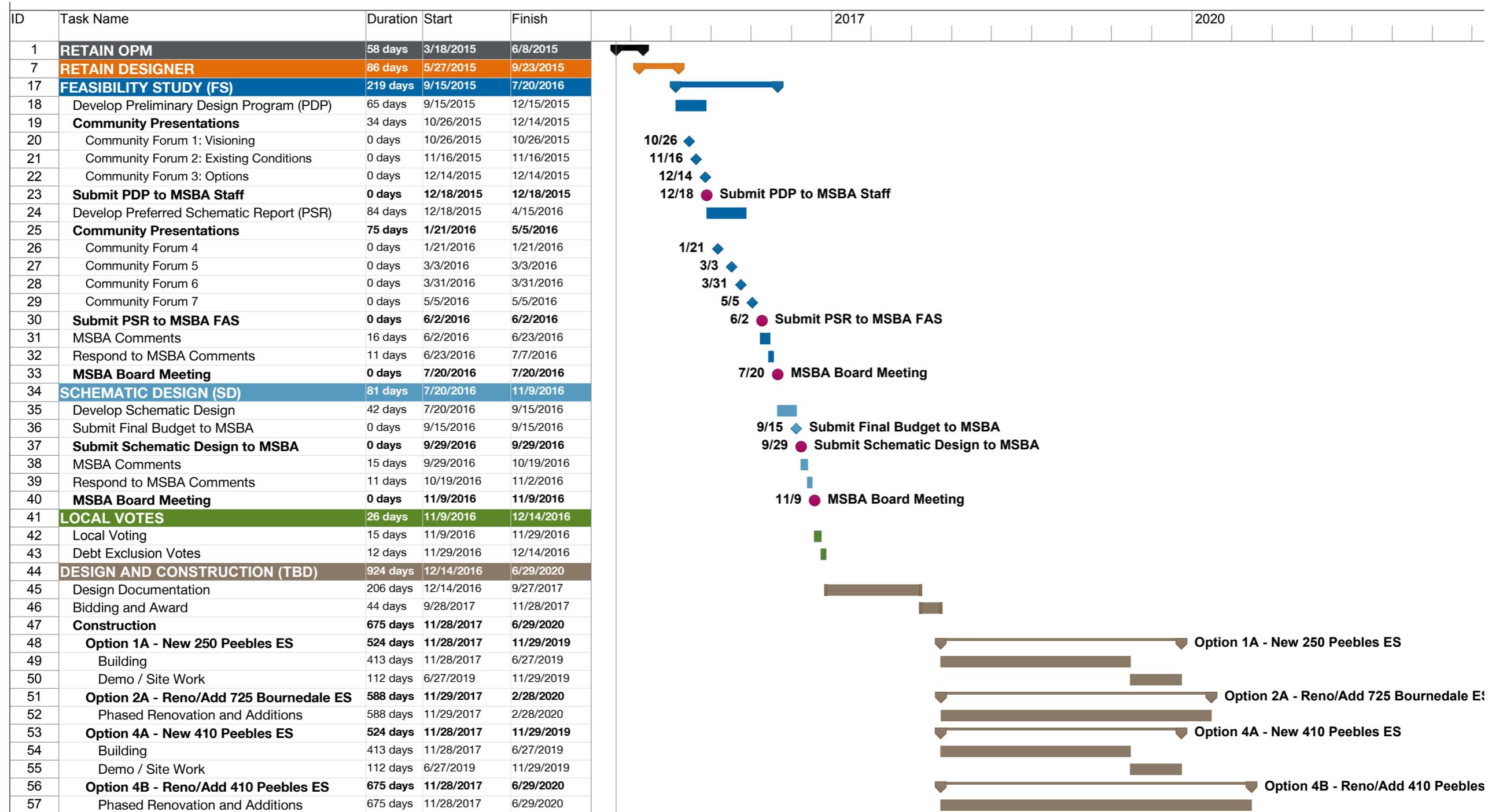
MSBA Board  
Approval  
11/09/2016



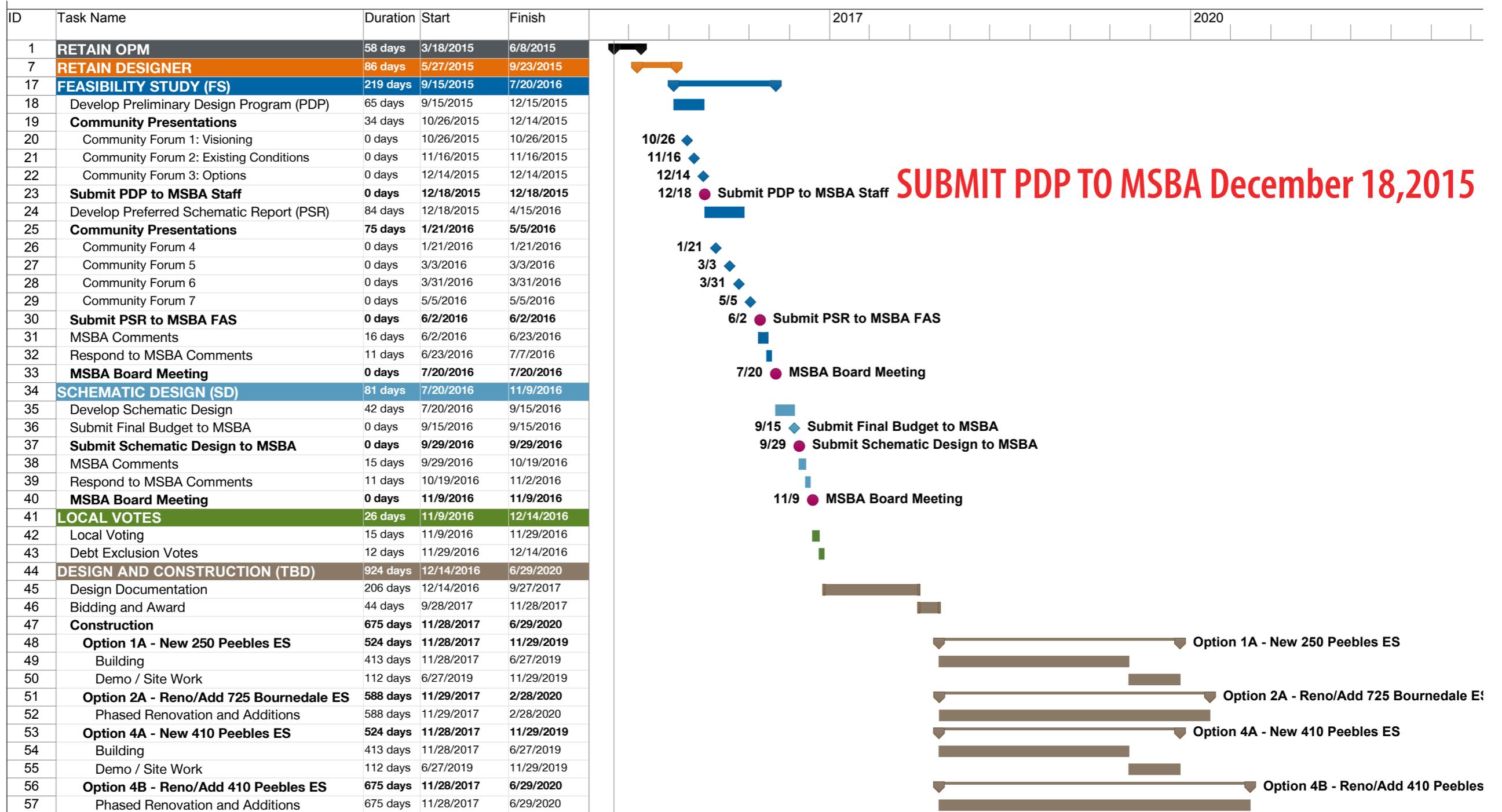
Local Funding  
Approval



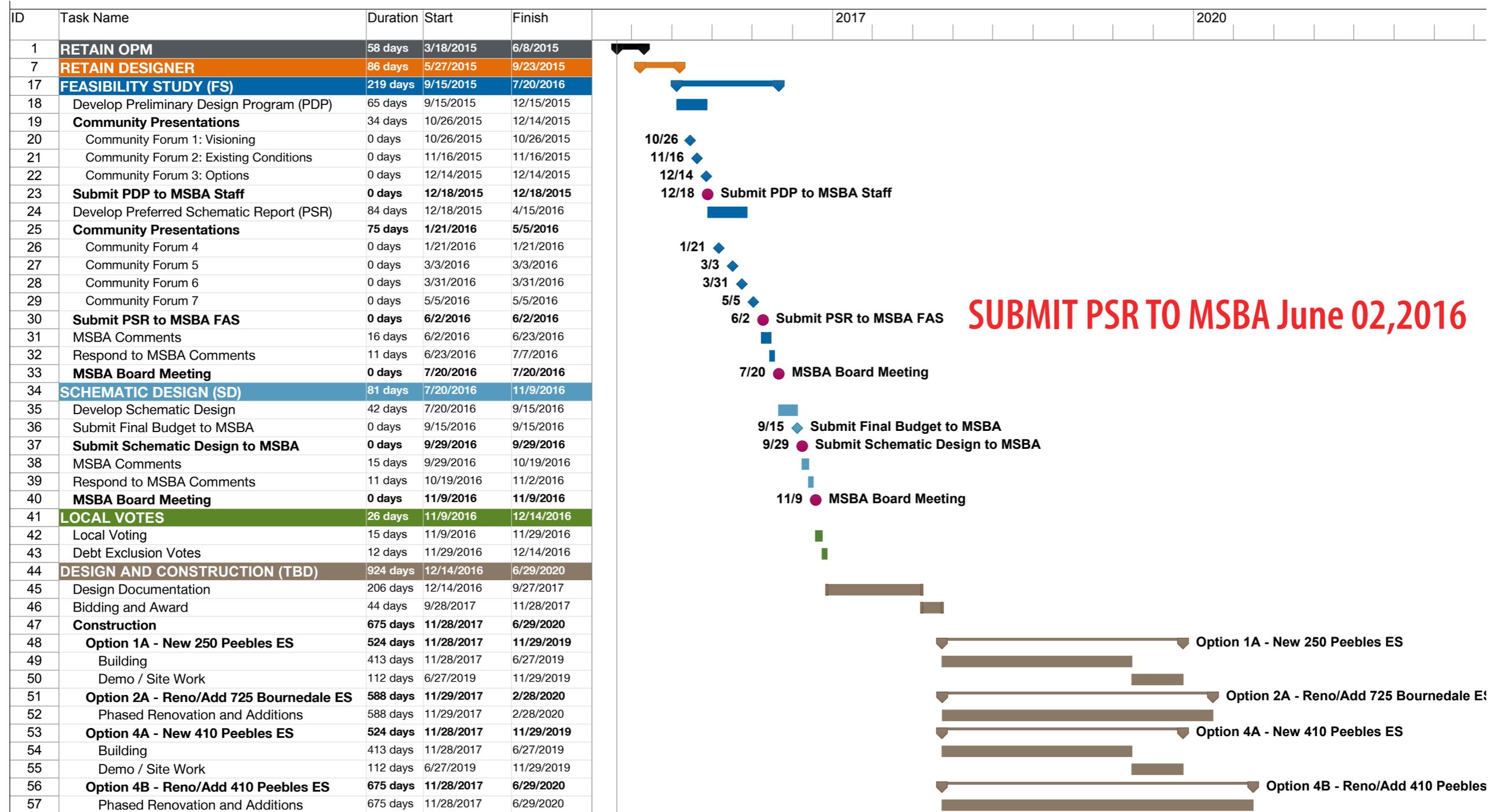
# Project Schedule



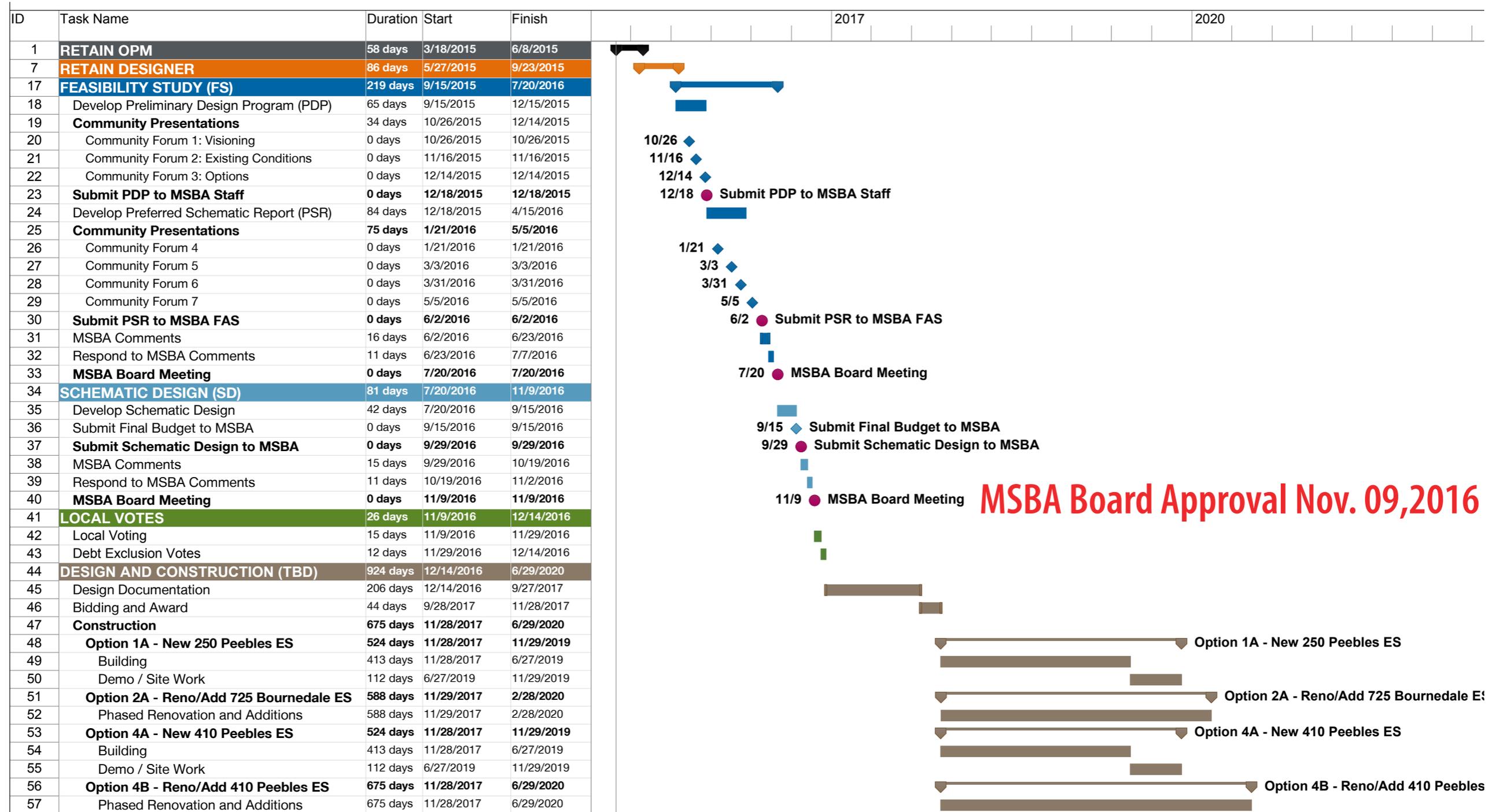
# Project Schedule



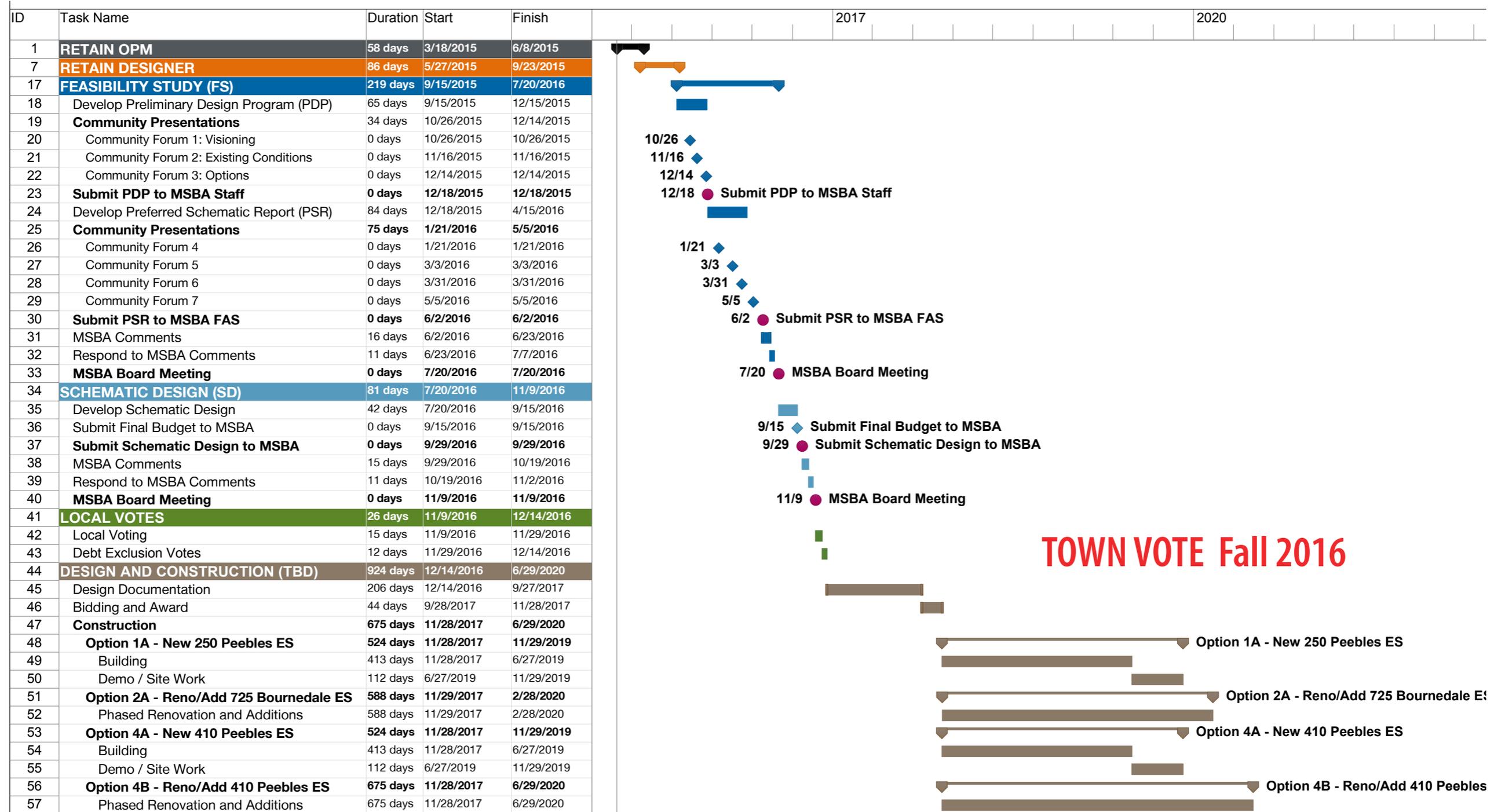
# Project Schedule



# Project Schedule



# Project Schedule



# Completed Milestones

- January 09, 2012 - Bourne submits SOI to MSBA
- June 04, 2014 - MSBA invites Town into Eligibility Phase
- December 16, 2014 - MSBA Approves Student Enrollment
- February 11, 2015 - MSBA Executes Feasibility Agreement
- June 08, 2015 - Town retains Owner's Project Manager (OPM)
- September 22, 2015 - Town retains Architect
- October 17, 2015 - Community Forum No.1
- November 17, 2015 - Community Forum No. 2
- December 08, 2015 - Community Forum No. 3
- December 18, 2015 - PDP Submitted to the MSBA
- January 21, 2016 - Community Forum No. 4
- March 03, 2016 - Community Forum No. 5
- March 28, 2016 - Finance Committee Meeting

# Completed Tasks

- Educational Program
- Visioning Program
- Space Summary Spreadsheets
- Building Evaluation
- Structural Evaluation
- MEP Evaluation
- Hazardous Materials Inspection
- Phase 1 Environmental Assessment
- Site Evaluation
- Traffic Evaluation
- Options Development
- Comparison Matrix
- Cost Analysis
- Options Evaluation
- Design Alternatives reduced from 7 to 4
- PDP Report Submitted to the MSBA
- Responded to MSBA Comments on PDP
- Refined 4 PSR Options
- Evaluated MSBA Reimbursement on the 4 PSR Options
- MSBA approval of Option 5

# Defining the Need

# Defining the NEED - Existing Conditions

## Peebles Elementary School

**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



Building Exterior

## Systems to be addressed near future

- Brick veneer potentially breaking away from building
- Further settling of the addition
- Limited areas covered by sprinkler system
- Major ventilation concerns in the cafeteria, gymnasium and kitchen

# Design Options

# 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 4

Grades  
K to 5

Neighborhood  
Elem. School  
with District-  
wide 5th grade

**410 students**

# 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 4

Grades  
K to 5

Neighborhood  
Elem. School  
with District-  
wide 5th grade

**410 students**

## Option 5

Grades  
3 to 5

District-wide  
Elementary  
School

**460 students**

# MSBA Study Scope - Option 5

Bournedale

Grades PK to 2

Peebles

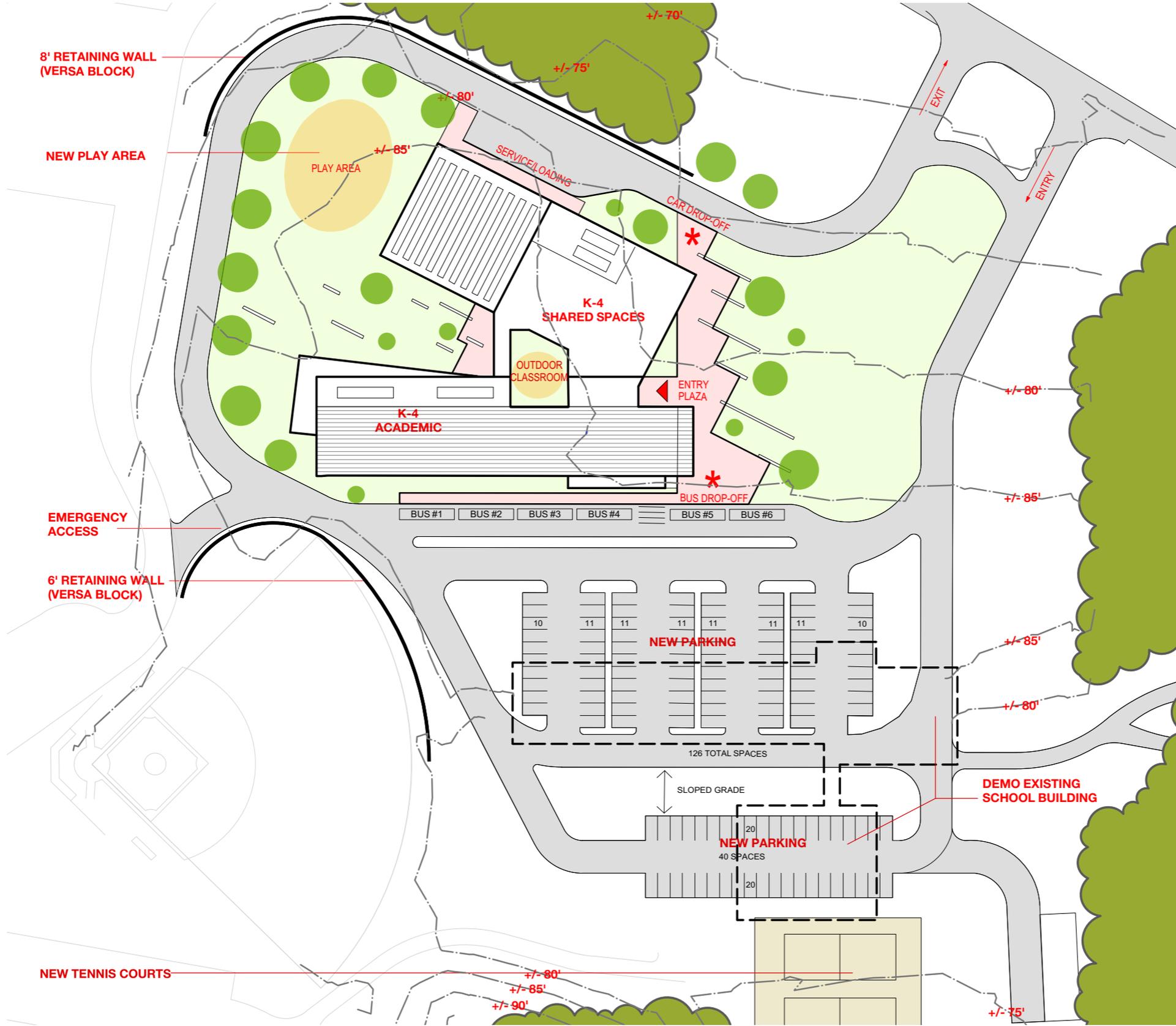
Grades 3 to 5

BMS

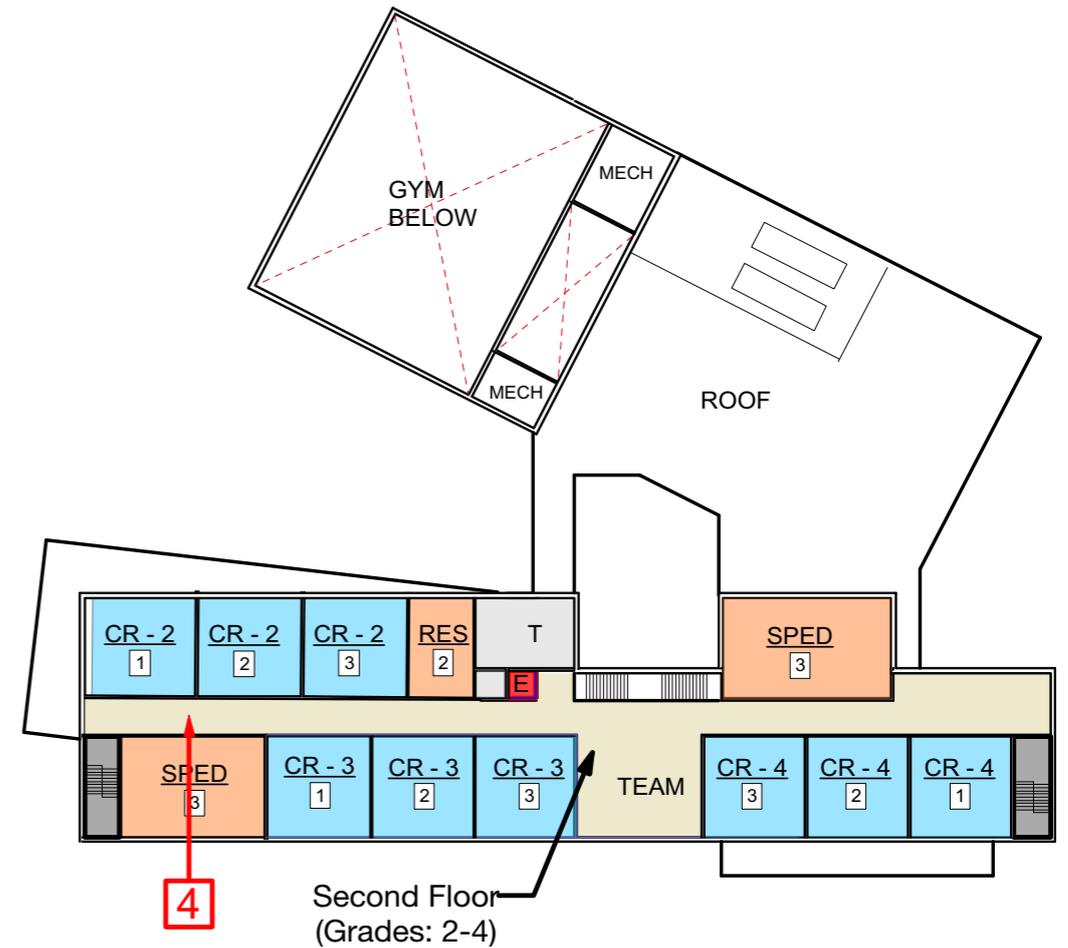
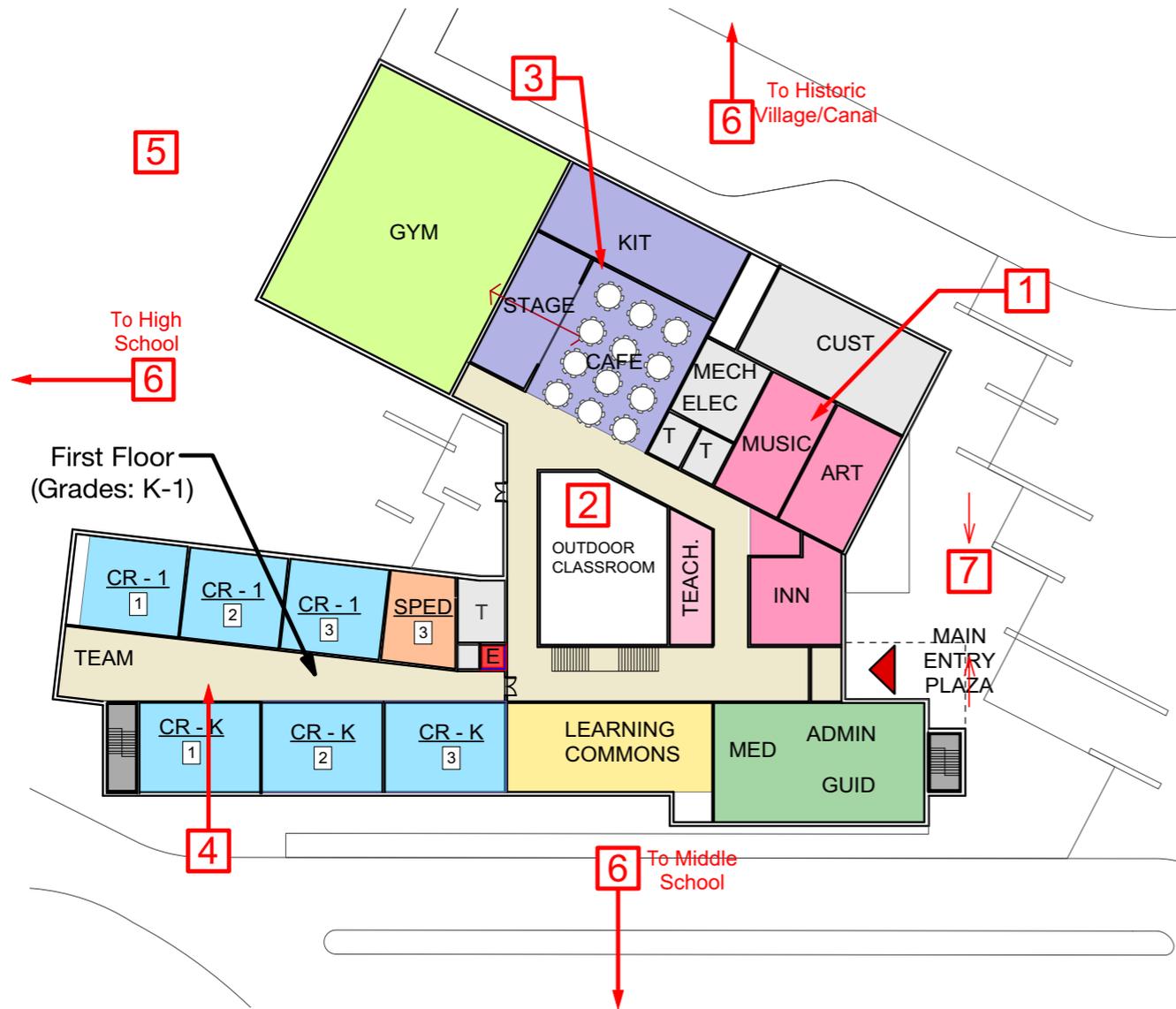
Grades 6 to 8

- Student focus (Lower Elementary, Upper Elementary, Middle School)
- Grade level equity
- Consolidated student resources
- Age appropriate enrichment
- Stay with your graduating class

# Peebles New Construction Option 1A (250 students)



# Peebles New Construction Option 1A (250 students)



**FIRST FLOOR PLAN**

**SECOND FLOOR PLAN**

KEY	
1. Arts & Innovation Studio: -Grouped with Arts,Music,Makers Space & Learning Commons to promote collaboration, shared resources	4. Academic: -Neighborhood collab/display
2. Outdoor Classroom: - Limits distraction to academic classrooms -project area with water, power	5. Play Area: -Adjacent to Gymnasium to limit distraction to academic classrooms
3. Community: - Stage open to gym & cafe to support larger venue to support greater community events on this side of the canal	6. Campus Resource: - Adjacent to Middle School and High School,Historic Village, Canal
	7. Entry Plaza connects separate car and bus zones



# Bournedale Addition / Renovation Option 2A (725 students)



# Bournedale Addition / Renovation Option 2A (725 students)



**2** FIRST FLOOR PLAN **2**

**2** SECOND FLOOR PLAN

**KEY**

**1.** Outdoor Classroom:  
 - Limits distraction to academic classrooms  
 - project area with water, power

**2.** Community:  
 - Larger venue to support greater community events

**3A.** Academic: Neighborhood collab/display

**3B.** Academic: Existing building limits opportunity for Team Areas

**4.** Play Area: Remote from gymnasium

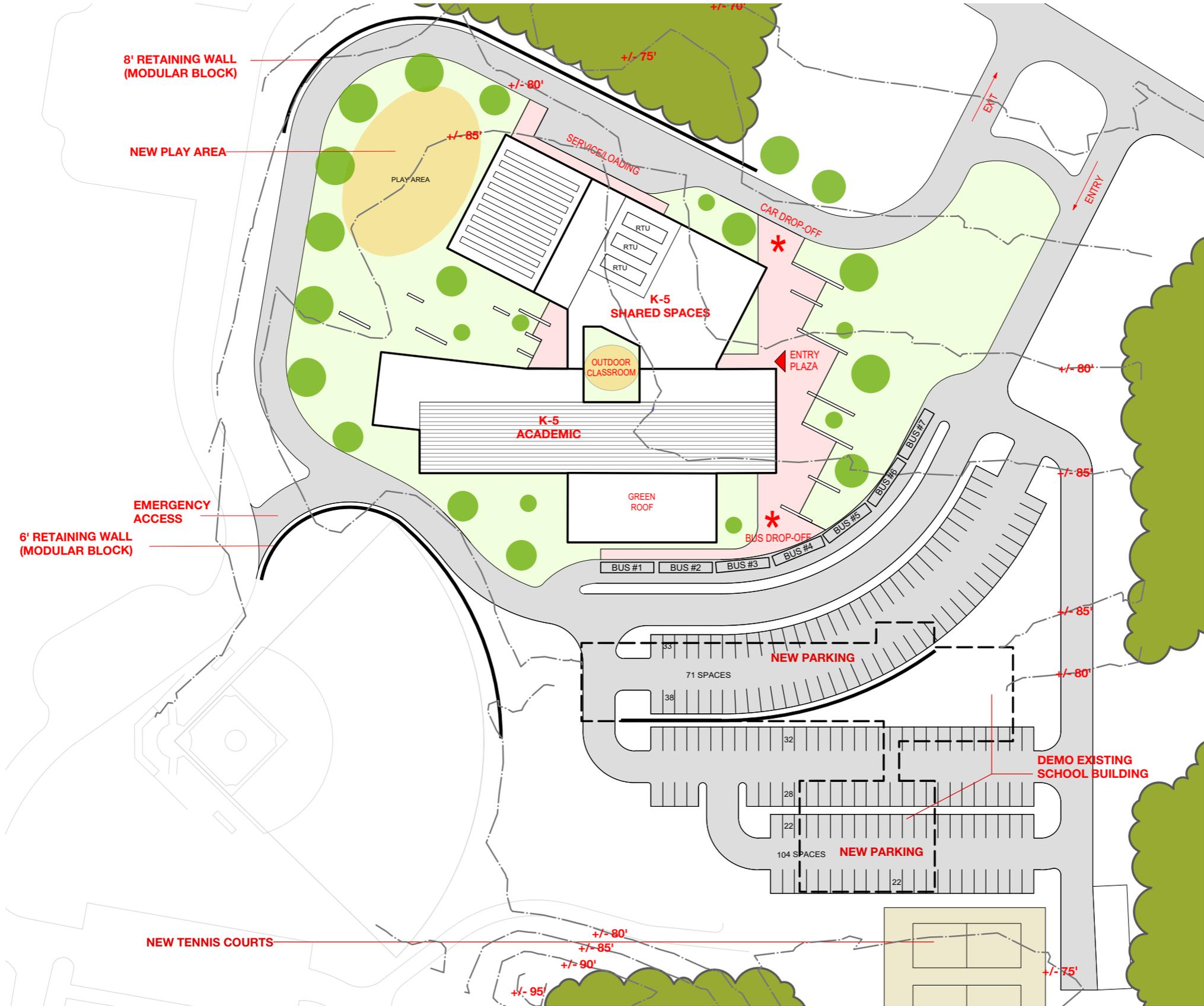
**5.** Separate car and bus drop-off entry locations

**6.** Distinct academic neighborhood:  
 Existing Wing: Pk-2, New Addition: 3-4

**New Addition:** - - - - -



# Peebles New Construction Option 4A (410 students)



# Peebles New Construction Option 4A (410 students)

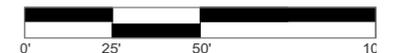


**FIRST FLOOR PLAN**

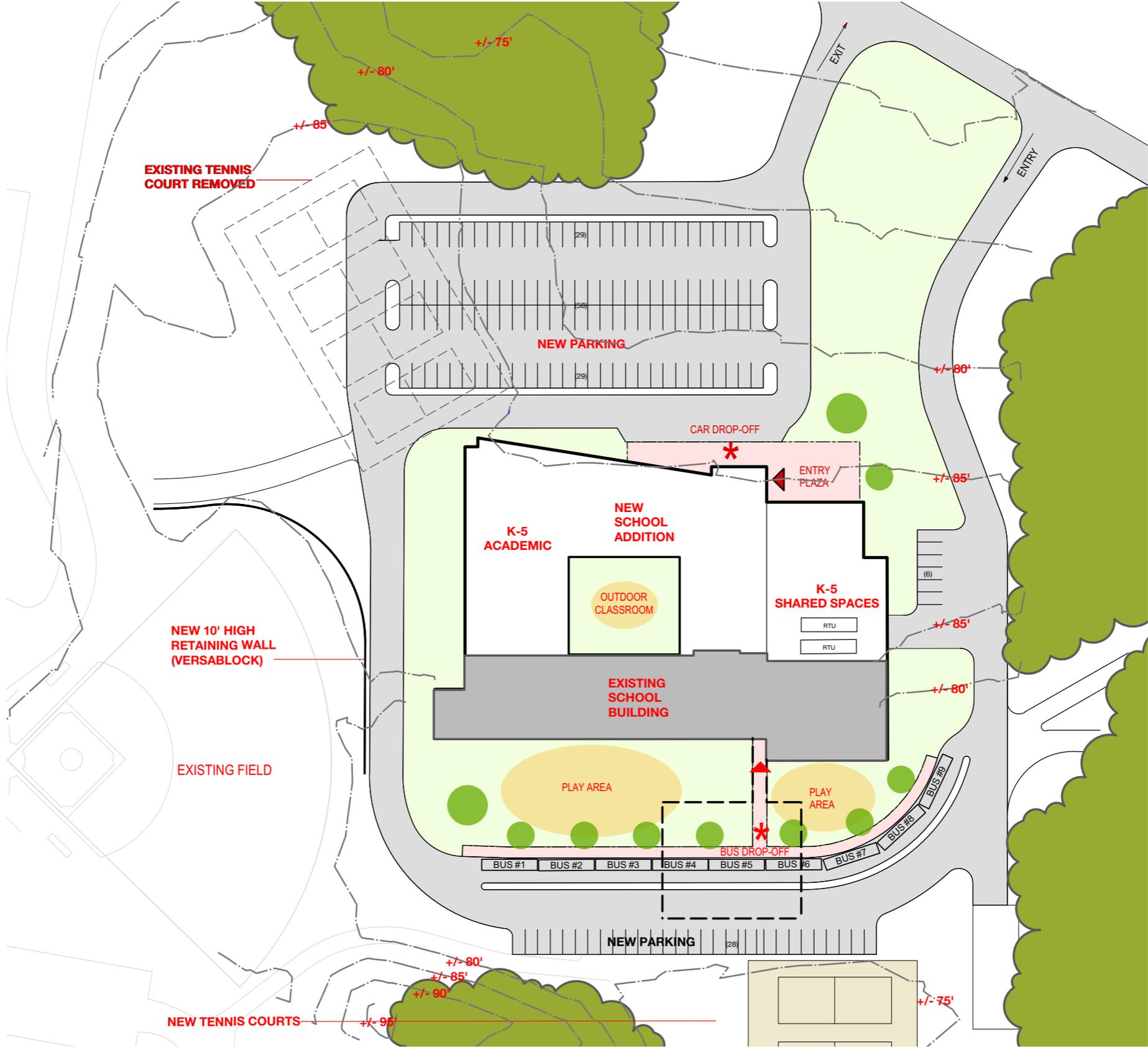


**SECOND FLOOR PLAN**

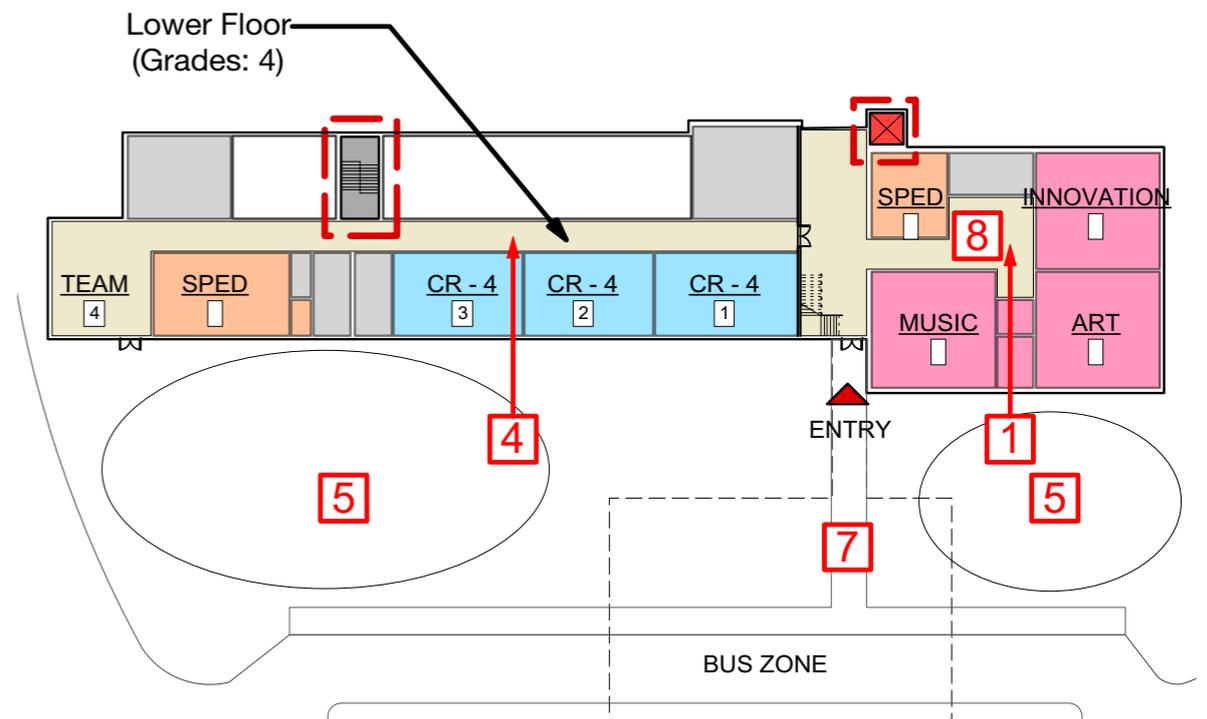
KEY	
1. Arts & Innovation Studio: -Grouped with Arts,Music,Makers Space & Learning Commons to promote collaboration, shared resources	4. Academic: -Neighborhood collab/display
2. Outdoor Classroom: - Limits distraction to academic classrooms -project area with water, power	5. Play Area: -Adjacent to Gymnasium to limit distraction to academic classrooms
3. Community: - Stage open to gym & cafe to support larger venue to support greater community events on south side of the canal	6. Campus Resource: - Adjacent to Middle School and High School,Historic Village, Canal
	7. Entry Plaza connects separate car and bus zones



# Peebles Addition / Renovation Option 4B (410 students)



# Peebles Addition / Renovation Option 4B (410 students)



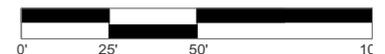
**FIRST FLOOR PLAN**

**SECOND FLOOR PLAN**

**KEY**

New Addition: - - - - -

- |   |   |
|---|---|
| <p><b>1. Arts &amp; Innovation Studio:</b><br/>-Grouped with Arts, Music, Makers Space &amp; Learning Commons to promote collaboration, shared resources (tucked away on lower level)</p> <p><b>2. Outdoor Classroom:</b><br/>- Embedded within classroom wings may disrupt learning</p> <p><b>3. Community:</b><br/>- Larger venue to support greater community events on this side of the canal</p> | <p><b>4. Academic: Neighborhood collab/display</b><br/>-Existing Bldg. has limited opportunity for larger Team Areas</p> <p><b>5. Play Area: Remote from gymnasium</b></p> <p><b>6. Campus Resource:</b><br/>- Adjacent to Middle School and High School, Historic Village, Canal</p> <p><b>7. Separate car and bus drop-off entry locations</b></p> <p><b>8. Potential noise concerns from proximity of gym to admin &amp; Arts/Innovation area to Cafeteria Above</b></p> |
|---|---|



# CONSTRUCTION SCHEDULE & COST MODELS

# Construction Schedule

		<b>Option 1A (K-4)</b> Peebles New Construction 250 students	<b>Option 2A (PK-4)</b> Bournedale Add/Reno 725 students	<b>Option 4A (K-5)</b> Peebles New Construction 410 students	<b>Option 4B (K-5)</b> Peebles Add/Reno 410 students
<b>Gross SF</b>		57,248 SF	114,593 SF	72,473 SF	72,473 SF
<b>Duration</b>	Building	19 Months	18 Months	19 Months	22 Months
	Sitework	5 Months	8 Months	5 Months	8 Months
<b>* TOTAL</b>		<b>24 Months</b>	<b>26 Months</b>	<b>24 Months</b>	<b>30 Months</b>

\* Estimated Construction Schedule subject to change as project is refined

\*\* Options 2A and 4B require occupied phased renovation.

# Cost of Design Alternatives

		Option 1 (K-4) Peebles Elementary 250 students	Option 2 (PK-4) Bournedale Elementary 725 students	Option 4 (K-5) Peebles Elementary 410 students		Base Repair Only**
		1A New	2A Add/Reno	4A New	4B Add/Reno	
<b>Gross SF</b>		<b>57,248 SF</b>	<b>62,293 SF</b>	<b>72,473 SF</b>		<b>55,190 SF</b>
<b>Construction Cost \$ (Hard Cost)</b>	Building	\$22.62M	\$25.29M	\$26.14M	\$26.82M	\$10.53M
	Hazmat/Demo	\$1.7M	\$0	\$1.7M	\$1.21M	\$1.16M
	Sitework	\$4.04M	\$4.46M	\$4.18M	\$4.61M	\$0.38M
	<b>Total</b>	<b>\$28.36M</b>	<b>\$29.75M</b>	<b>\$32.02M</b>	<b>\$32.64M</b>	<b>\$12.07M</b>
<b>Soft Cost \$</b>	Fees & Expenses	\$5.4M	\$5.48M	\$5.8M	\$5.98M	\$2.8M
	FF&E	\$0.75M	\$1.02M	\$1.23M	\$1.23M	\$0.25M
	Contingencies	\$1.99M	\$2.38M	\$2.24M	\$2.94M	\$1.68M
<b>Other Town Costs</b>		no cost	TBD	no cost	no cost	no cost
<b>* TOTAL</b>		<b>\$36.49M</b>	<b>\$38.63M</b> New Addition: 46,493 Extensive Reno: 15,800	<b>\$41.29M</b>	<b>\$42.78M</b> New Addition: 34,916 Extensive Reno: 37,557	<b>\$16.8M</b>
<b>Cost per SF</b>		<b>\$637</b>	<b>\$620</b>	<b>\$570</b>	<b>\$590</b>	<b>\$304</b>

\* Estimated Cost subject to change as project is refined

\*\* Base Repair Only Option does not address the educational deficiencies in the school and does not meet MSBA standards

\*\*\* Option 2A cost per SF based on the sum of the Building Addition Area and Area of Major Renovations (approx. 46,493 SF and 15,800 SF respectively)

# PROJECT REIMBURSEMENT

# MSBA Reimbursement Process

- MSBA is the state authority that administers and funds a program for grants for Massachusetts school projects.
- MSBA mandates a multi-step rigorous study and approval process.
- MSBA will reimburse all Eligible Costs.
  - Examples of Ineligible Costs are:
    - › Site Costs Over 8%,
    - › Building Costs Over \$299/sf,
    - › Asbestos Flooring Abatement,
    - › FFE/Technology Costs Over \$2,400/Student,
    - › Legal Fees, Moving Expenses, Construction Contingencies over 1% for new construction or 2% for renovations.
    - › Prior Grant Cost Recovery/Renovation Costs on recent Previously Reimbursed Projects

# Estimated Project Reimbursement Rate for Eligible Costs

	Option 1A	Option 2A	Option 4A	Option 4B
<b>Base Reimbursement Rate</b>	<b>43.84</b>	<b>43.84</b>	<b>43.84</b>	<b>43.84</b>
Maintenance	1.00	1.00	1.00	1.00
CM @ Risk	1.00	1.00	1.00	1.00
Renovation	0.00	2.97	0.00	2.59
Green Schools	2.00	2.00	2.00	2.00
<b>*Total Reimbursement Rate</b>	<b>47.84</b>	<b>50.81</b>	<b>47.84</b>	<b>50.43</b>

\* Reimbursement rates subject to change based on MSBA Review

# Estimated Project Costs and MSBA Reimbursement

	Option 1A	Option 2A	Option 4A	Option 4B
Project Cost	\$36.49 M	\$38.63M	\$41.29M	\$42.78M
Approximate MSBA Grant	\$12.11M	\$10.46M**	\$14.69M	\$15.47M
*Approximate Cost to Bourne	\$24.38M	\$28.17M**	\$26.6M	\$27.31M

\* Costs subject to change as project is refined

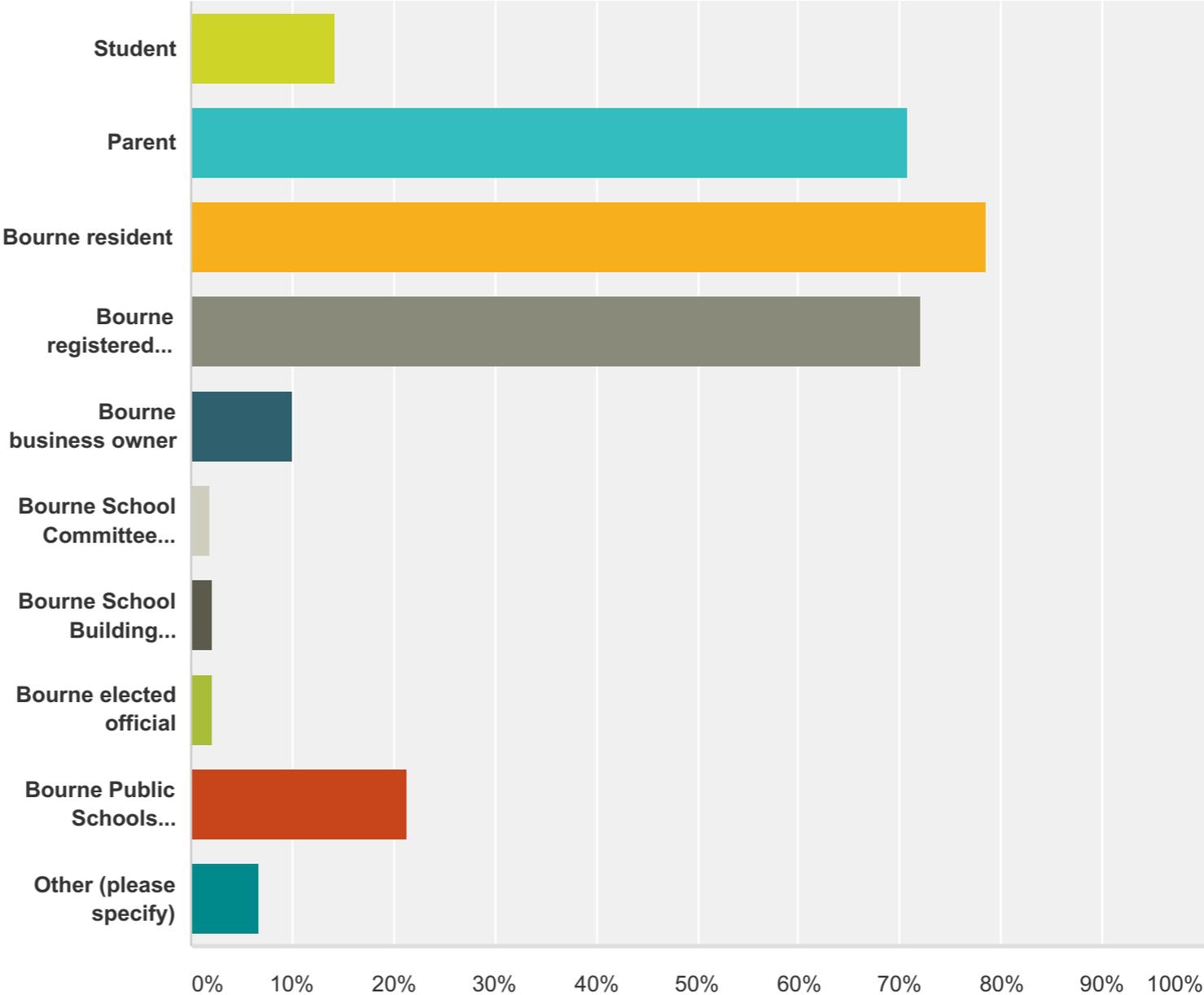
\*\* Option 2A costs subject to change based on MSBA Recent Previously Reimbursed Project Review

# Community-Wide Survey Results

# Survey

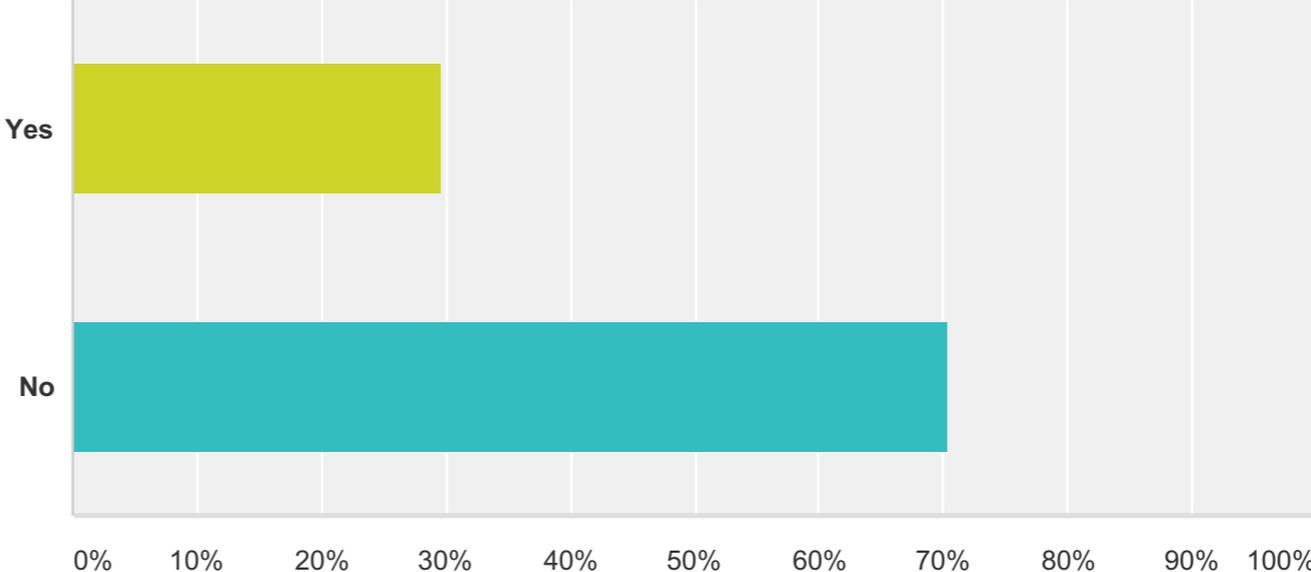
## Q1 Please select all stakeholder groups that apply to you.

Answered: 437 Skipped: 1



## Q2 Does the current Peebles Elementary School building hold sentimental value to you?

Answered: 435 Skipped: 3

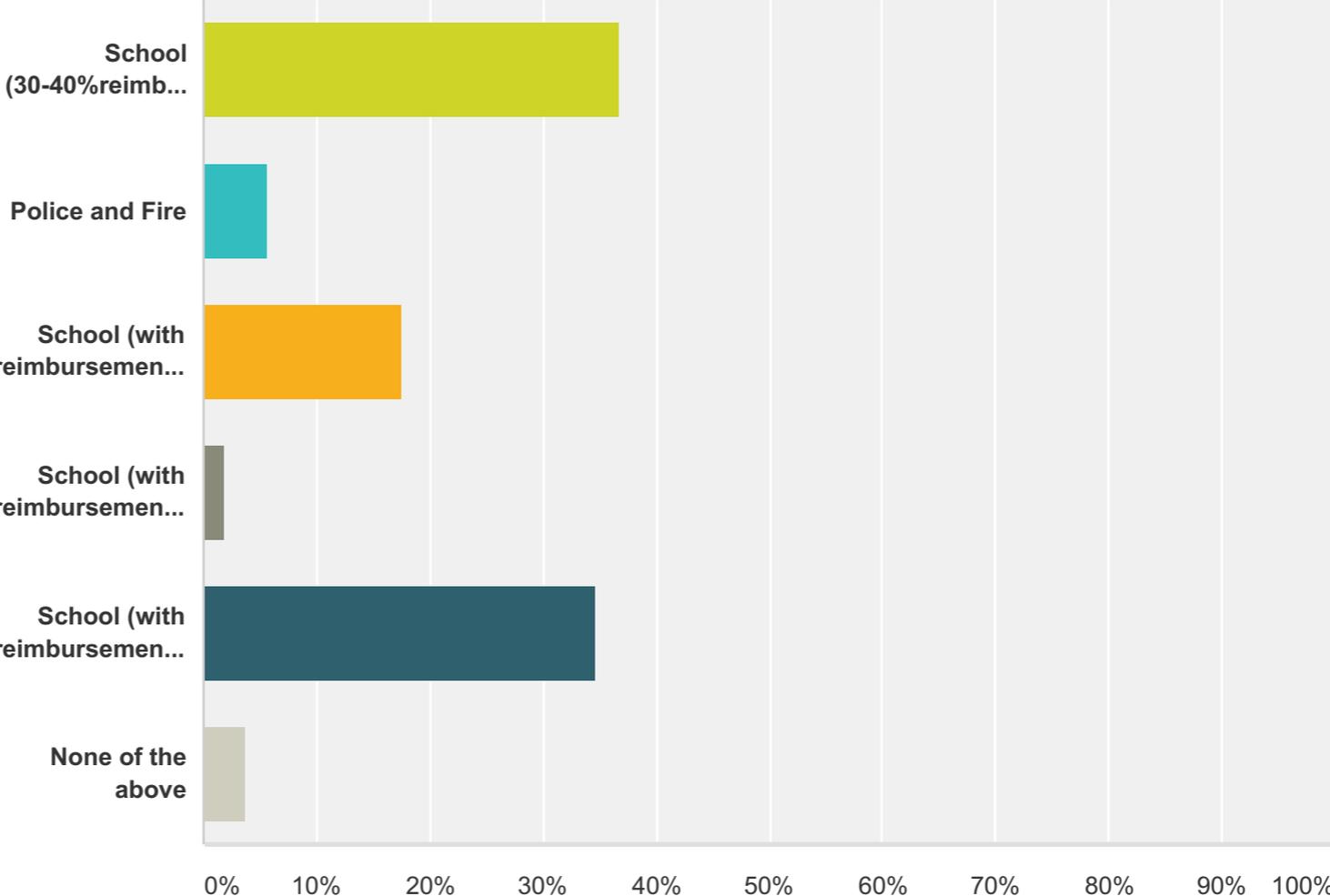


Answer Choices	Responses	
Yes	29.66%	129
No	70.34%	306
<b>Total</b>		<b>435</b>

# Survey

## Q3 Please check one of the following Bourne Capital Projects you support as being the most needed.

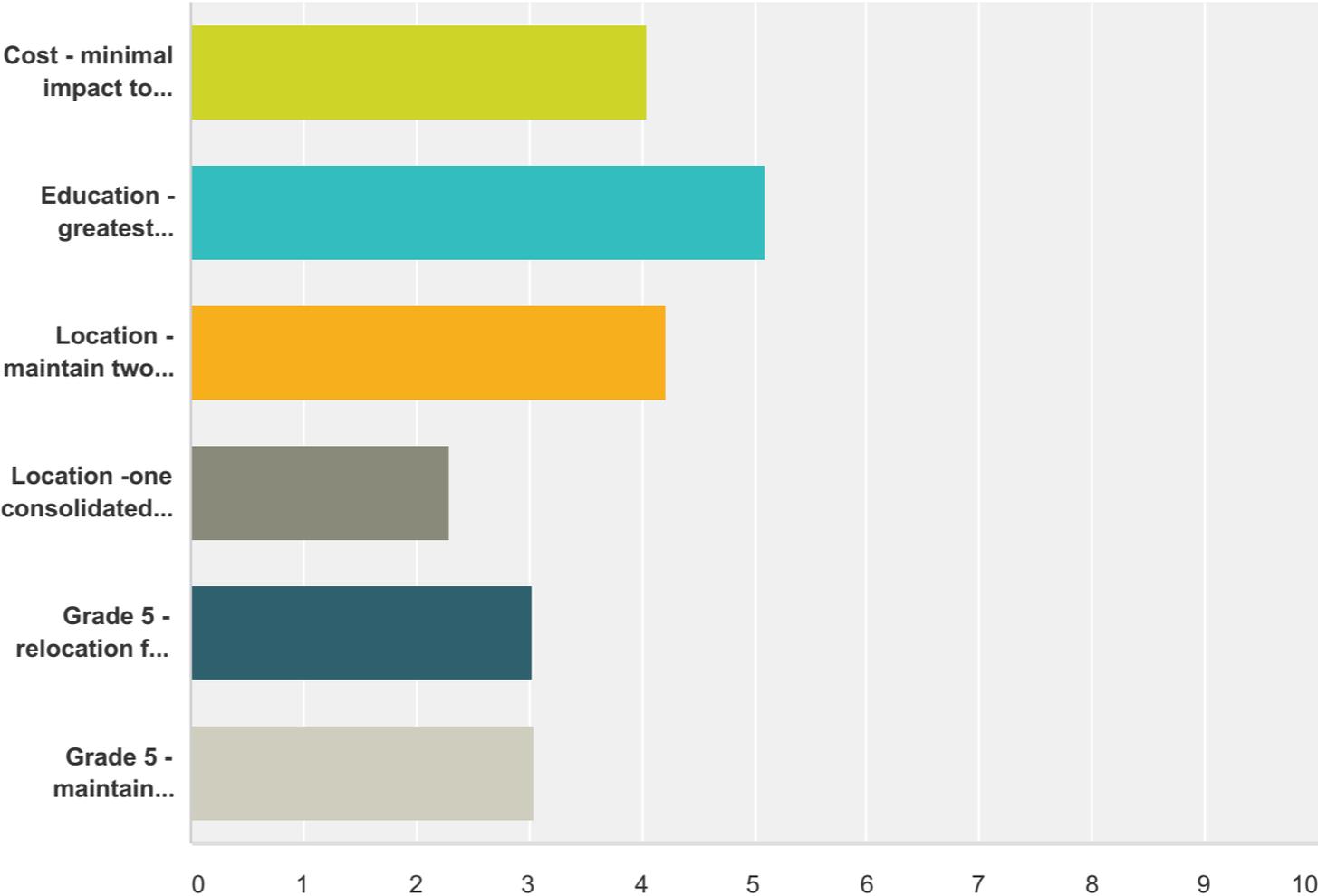
Answered: 431 Skipped: 7



# Survey

**Q4 What is the most important consideration in the decision-making process for recommending a capital school building project to the Bourne Community for approval? Please rank the following priorities with 1 being the most important and 6 being the least important.**

Answered: 428 Skipped: 10



# Survey

**Q5 Is there another important consideration that is not listed above? If so, please explain.**

Answered: 108 Skipped: 330

- **Bring Grade 5 to Elementary (6 responses)**
- **Cost (10 responses)**
- **Full Day Kindergarten (3 responses)**
- **Keep Grade 5 in Middle School (2 responses)**
- **Move Grades 7 and 8 to High School (5 responses)**
- **One School (2 responses)**
- **Traffic (11 responses)**
- **Two Schools (28 responses)**

# Survey

**Q6 How can the Bourne School Building Committee improve communication with the public regarding this project and state grant?**

Answered: 146 Skipped: 292

- **Public Meetings**
- **School Email blast**
- **Newspaper**
- **Flyers**
- **Web site updates**
- **Surveys**
- **Quick link on Town's and School's website to project**

# Next Steps

# Next Steps

The School Building Committee meetings are every two weeks. Meeting agendas and dates are posted on the District's website.

- *January 21, 2016 - Community Forum No.4 at Bournedale Elementary School Cafeteria*
- *March 03, 2016 - Community Forum No. 5 at Peebles Elementary School Cafeteria*
- **March 31, 2016 - Community Forum No. 6 at Bournedale Elementary School Cafeteria**
- **April 07, 2016 - SBC to evaluate Option 5A**
- **May 05, 2016 - Community Forum No. 7 at Peebles Elementary School Cafeteria**
- **June 02, 2016 - Submit PSR document to the MSBA**
- **September 29, 2016 - Submit Schematic Design documents to MSBA**
- **November 09, 2016 - MSBA Board Meeting to approve project to bring to voters**
- **Fall 2016 - Town Vote**

# Questions?