Finance Committee Meeting
September 19, 2016

Peebles Elementary School
Schematic Design

PROJECT MANAGEMENT SMMA
Massachusetts School Building Authority

Flansburgh Architects

School Building Committee

James L. Potter	Chairman, School Building Committee
Christopher Hyldburg	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
Elizabeth Carpenito	Prinicipal, Bournedale Elementary School
Kathy Anderson	Member, School Building Committee
Donna Buckley	Member, School Building Committee
Rick Howe	Member, School Building Committee
Richard A. Lavoie	Member, Finance Committee Member
William Meier	School Building Committee Member
Natasha Scarpato	School Building Committee

Project Need

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

Bourne Residents voted to approve this Feasibility Study and seek a Grant from MSBA to mitigate these conditions at the October 27, 2014 Special Town Meeting.

The estimated MSBA Grant is $15.15 million.

MSBA Process *MSBA VOTE July 20,2016*

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

Maureen G. Valente
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

Re: Town of Bourne, James F. Peebles Elementary School

Dear Mr. Guerino:

I am pleased to report that the Board of the Massachusetts School Building Authority (the "MSBA") has voted to approve the Town of Bourne (the "Town"), as part of its invitation for Feasibility Study, to proceed into Schematic Design to replace the existing James F. Peebles Elementary School with a new District-wide grades 3-5 elementary school on the existing site (the "Proposed Project").

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

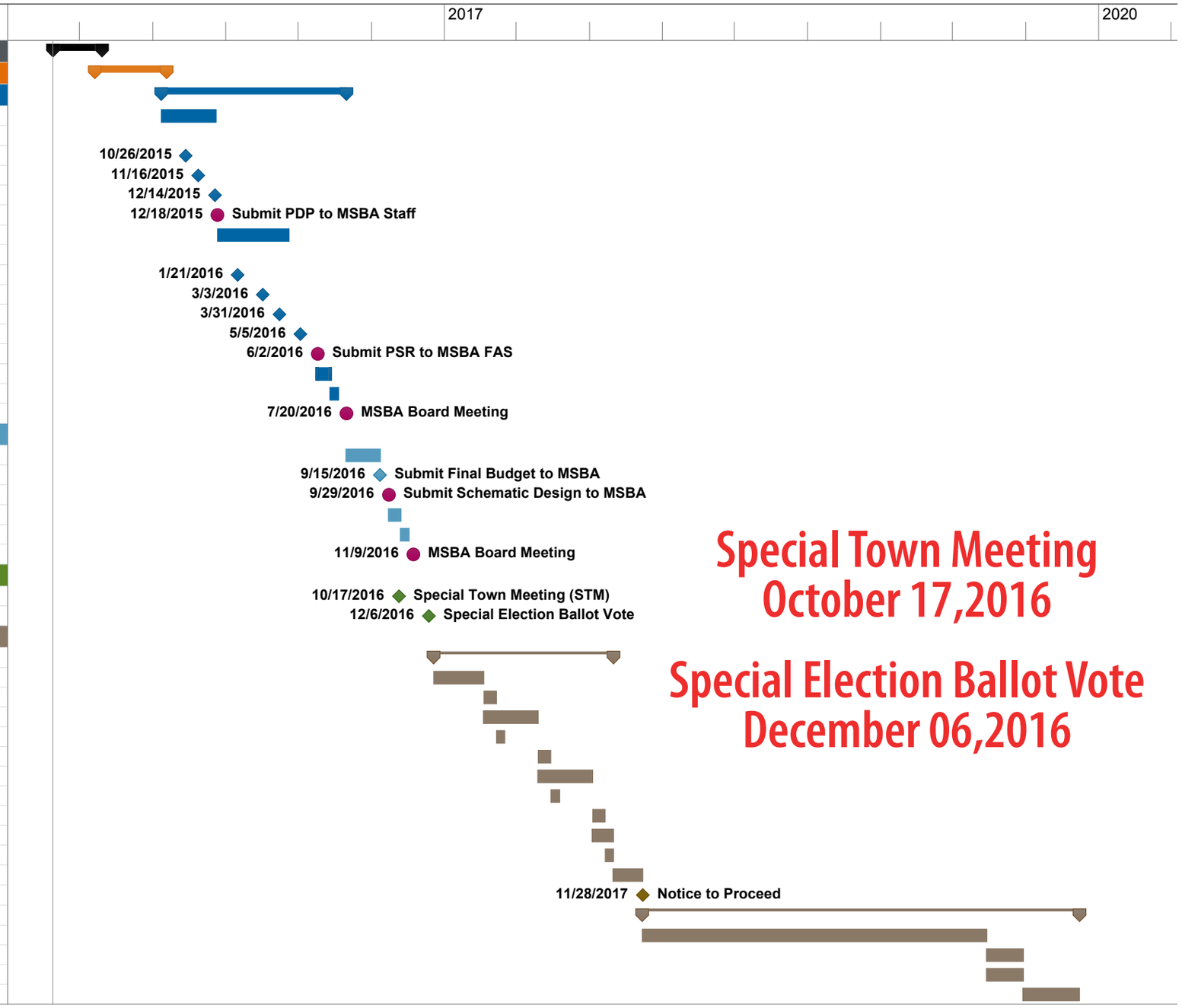
Schematic Design

MSBA Board Approval 11/09/2016

Local Funding Approval

Project Schedule

ID	Task Name	Duration	Start	Finish
1	**RETAIN OPM**	**58 days**	**3/18/2015**	**6/8/2015**
7	**RETAIN DESIGNER**	**85 days**	**5/27/2015**	**9/23/2015**
17	**FEASIBILITY STUDY (FS)**	**218 days**	**9/15/2015**	**7/20/2016**
18	Develop Preliminary Design Program (PDP)	65 days	9/15/2015	12/15/2015
19	**Community Presentations**	34 days	10/26/2015	12/14/2015
20	Community Forum 1	0 days	10/26/2015	10/26/2015
21	Community Forum 2	0 days	11/16/2015	11/16/2015
22	Community Forum 3	0 days	12/14/2015	12/14/2015
23	**Submit PDP to MSBA Staff**	**0 days**	**12/18/2015**	**12/18/2015**
24	Develop Preferred Schematic Report (PSR)	84 days	12/18/2015	4/15/2016
25	**Community Presentations**	75 days	1/21/2016	5/5/2016
26	Community Forum 4	0 days	1/21/2016	1/21/2016
27	Community Forum 5	0 days	3/3/2016	3/3/2016
28	Community Forum 6	0 days	3/31/2016	3/31/2016
29	Community Forum 7	0 days	5/5/2016	5/5/2016
30	**Submit PSR to MSBA FAS**	**0 days**	**6/2/2016**	**6/2/2016**
31	MSBA Comments	16 days	6/2/2016	6/23/2016
32	Respond to MSBA Comments	10 days	6/23/2016	7/7/2016
33	**MSBA Board Meeting**	**0 days**	**7/20/2016**	**7/20/2016**
34	**SCHEMATIC DESIGN (SD)**	**80 days**	**7/20/2016**	**11/9/2016**
35	Develop Schematic Design	41 days	7/20/2016	9/15/2016
36	Submit Final Budget to MSBA	0 days	9/15/2016	9/15/2016
37	**Submit Schematic Design to MSBA**	**0 days**	**9/29/2016**	**9/29/2016**
38	MSBA Comments	15 days	9/29/2016	10/19/2016
39	Respond to MSBA Comments	11 days	10/19/2016	11/2/2016
40	**MSBA Board Meeting**	**0 days**	**11/9/2016**	**11/9/2016**
41	**LOCAL VOTES**	**35 days**	**10/17/2016**	**12/6/2016**
42	Special Town Meeting (STM)	0 days	10/17/2016	10/17/2016
43	Special Election Ballot Vote	0 days	12/6/2016	12/6/2016
44	**DESIGN AND CONSTRUCTION**	**760 days**	**12/14/2016**	**11/29/2019**
45	**Design and Documentation**	**213 days**	**12/14/2016**	**10/10/2017**
46	Design Development	60 days	12/14/2016	3/7/2017
47	MSBA Review	15 days	3/8/2017	3/28/2017
48	60% Construction Documents	66 days	3/7/2017	6/6/2017
49	Incorporate MSBA DD Comments	10 days	3/29/2017	4/11/2017
50	MSBA Review	15 days	6/7/2017	6/27/2017
51	90% Construction Documents	64 days	6/6/2017	9/5/2017
52	Incorporate MSBA 60% CD Comments	10 days	6/28/2017	7/12/2017
53	MSBA Review	15 days	9/6/2017	9/26/2017
54	100% Construction Documents	26 days	9/5/2017	10/10/2017
55	Incorporate MSBA 90% CD Comments	10 days	9/27/2017	10/10/2017
56	**Bidding and Award**	**36 days**	**10/10/2017**	**11/28/2017**
57	**Notice to Proceed**	**0 days**	**11/28/2017**	**11/28/2017**
58	**Construction**	**513 days**	**11/28/2017**	**11/29/2019**
59	Building Substantial Completion	405 days	11/28/2017	6/27/2019
60	Move-In	43 days	6/27/2019	8/27/2019
61	Demolition of Existing Building	43 days	6/27/2019	8/27/2019
62	Final Sitework	67 days	8/27/2019	11/29/2019



Special Town Meeting
October 17,2016

Special Election Ballot Vote
December 06,2016

Community Outreach

Public Meetings, Town Board Updates, and Community Forums

- (24) School Building Committee Meetings
- (8) Community Forums
  - Posters & Town Website Announcement
- (1)Town Meeting
  - Project Status Report
- (6) Town Board Presentations
  - Capital Outlay (2 presentations)
  - Finance Committee
  - School Committee
  - Council on Aging
  - Board of Selectmen

Community - Wide Surveys

Web-based surveys with feedback from over 900 participants

Televised School Building Committee and Community Forums

Transparent process keeping the community informed

Project Website & Email

Town Website: www.townofbourne.com/school-building-committee
Town Website: www.newpeebles.weebly.com
Project Email: sbc@townofbourne.com

Defining the Need

Defining the NEED - Existing Conditions

Peebles Elementary School

Year Built: 1953,1959 ***(63 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

Defining the NEED - Existing Conditions

1953- Peebles Cafeteria

Defining the NEED - Existing Conditions

2013 - Cafeteria ceiling collapsed two days after school ended

- **Similar ceilings in lower level hallways to be monitored**

Defining the NEED - Existing Conditions

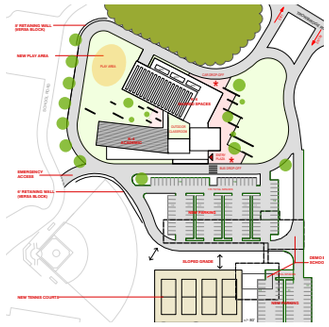
Mid-90's - Brick fell into play area while children were in class

Defining the NEED - Existing Conditions

2014 - Brick removed at exit stair due to large cracks

Design Options Evaluated

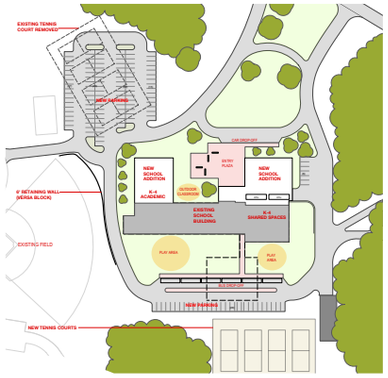
New Peebles (Grades 3 through 5)



OPTION 1A - NEW CONSTRUCTION Grades K-4

Total Student Enrollment: 250 students (K-4)
Total Square Footage: 57,248 sf

- New school building on the Peebles Elementary School
- Elementary schools remain on each side of the canal



OPTION 1G - ADD/RENO Grades K-4

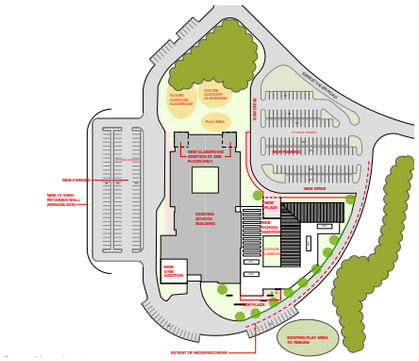
Total Student Enrollment: 250 students (K-4)
Total Square Footage: 57,248 sf

- New Addition to the existing Peebles Elementary School
- Existing to remain will require extensive renovations
- Elementary schools remain on each side of the canal

OPTION 2A - ADDITION/RENOVATION Grades PK-4

Total Student Enrollment: 725 students (PK-4)
Total Square Footage: 114,593 sf

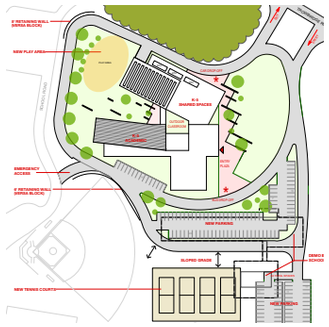
- **One** district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5th grade remains in the middle school



OPTION 3A - ADDITION/RENOVATION Grades PK-5

Total Student Enrollment: 885 students (PK-5)
Total Square Footage: 131,380 sf

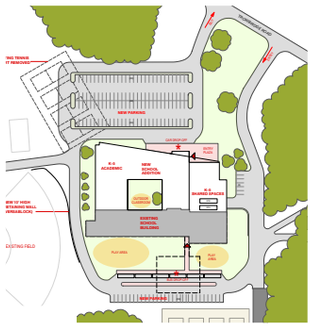
- **One** district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5th grade in an elementary school setting



OPTION 4A - NEW CONSTRUCTION Grades K-5

Total Student Enrollment: 410 students (K-5)
Total Square Footage: 72,473 sf

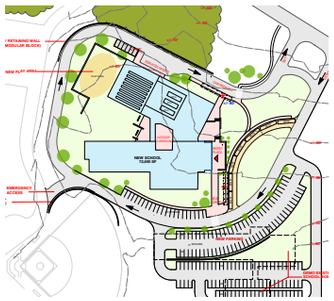
- Elementary schools remain on each side of the canal
- New school building on the Peebles Elementary School site
- 5th grade in an elementary school setting



OPTION 4B - ADDITION/RENOVATION Grades K-5

Total Student Enrollment: 410 students (K-5)
Total Square Footage: 72,473 sf

- Elementary schools remain on each side of the canal
- New school addition to the existing Peebles Elementary School
- 5th grade in an elementary school setting



OPTION 5A - NEW CONSTRUCTION Grades 3-5

Total Student Enrollment: 460 students (3-5)
Total Square Footage: 72,680 sf

- Elementary schools remain on each side of the canal
- New school building on the Peebles Elementary School site
- 5th grade in an elementary school setting

This option provides district-wide PK-2 at Bournedale, 3-5 at Peebles and 6-8 at BMS.

Existing Bournedale	Peebles	Existing BMS
Grades PK to 2	Grades 3 to 5	Grades 6 to 8
Early Elementary	Intermediate Elementary	Middle School

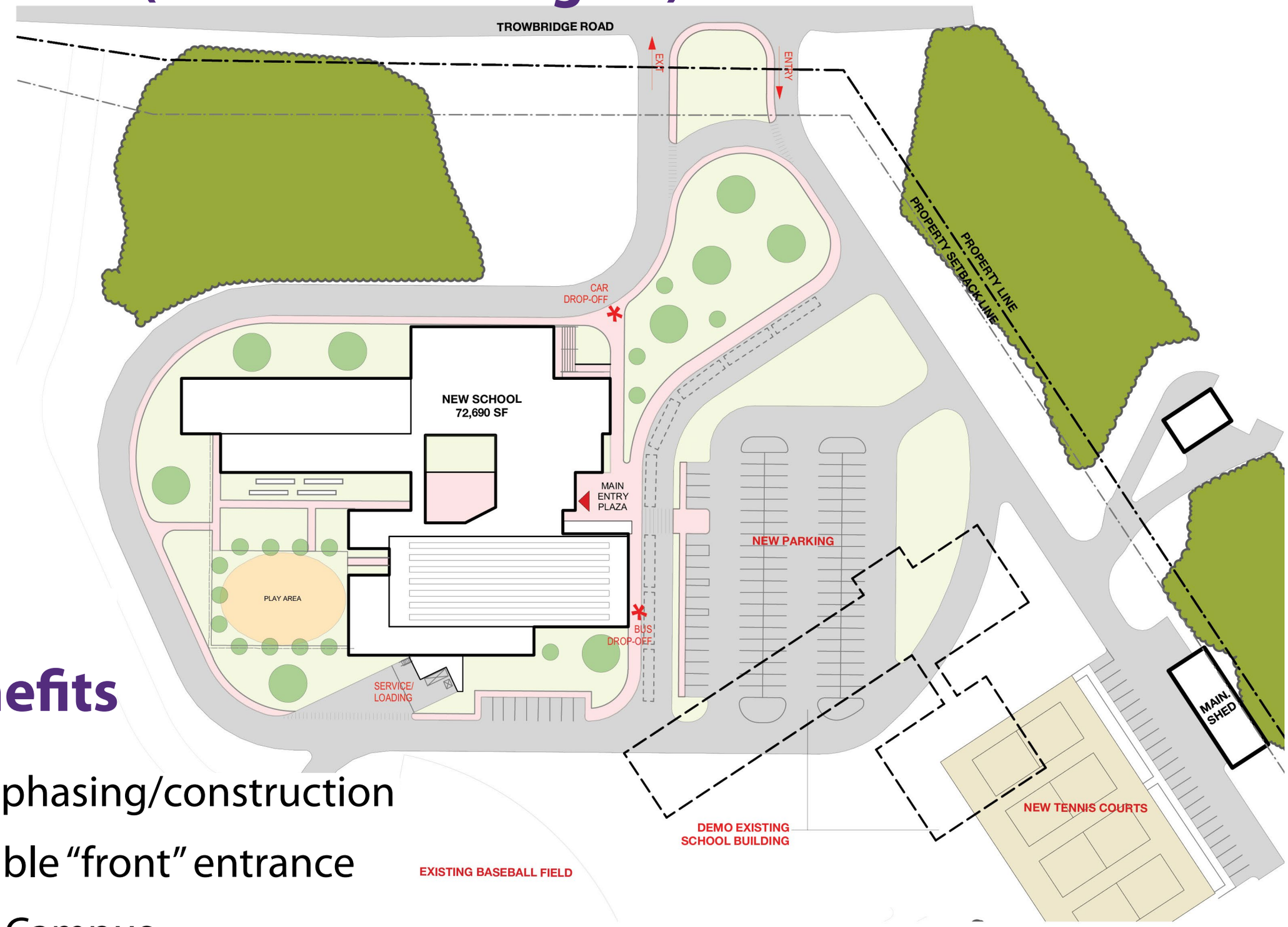
District Wide Solution - Grade Span Schools

Bournedale	Peebles	BMS
Grades PK to 2	Grades 3 to 5	Grades 6 to 8
Early Elementary	Intermediate Elementary	Middle School

- Shared Educational Experience
- Social Emotional Benefits
- Focus on Developmental Age
- More Streamline Curriculum
- Student Transitions
- Impact on Middle School
- Full day Kindergarten program at Bournedale

The Design

New Peebles (Grades 3 through 5)



Site Benefits

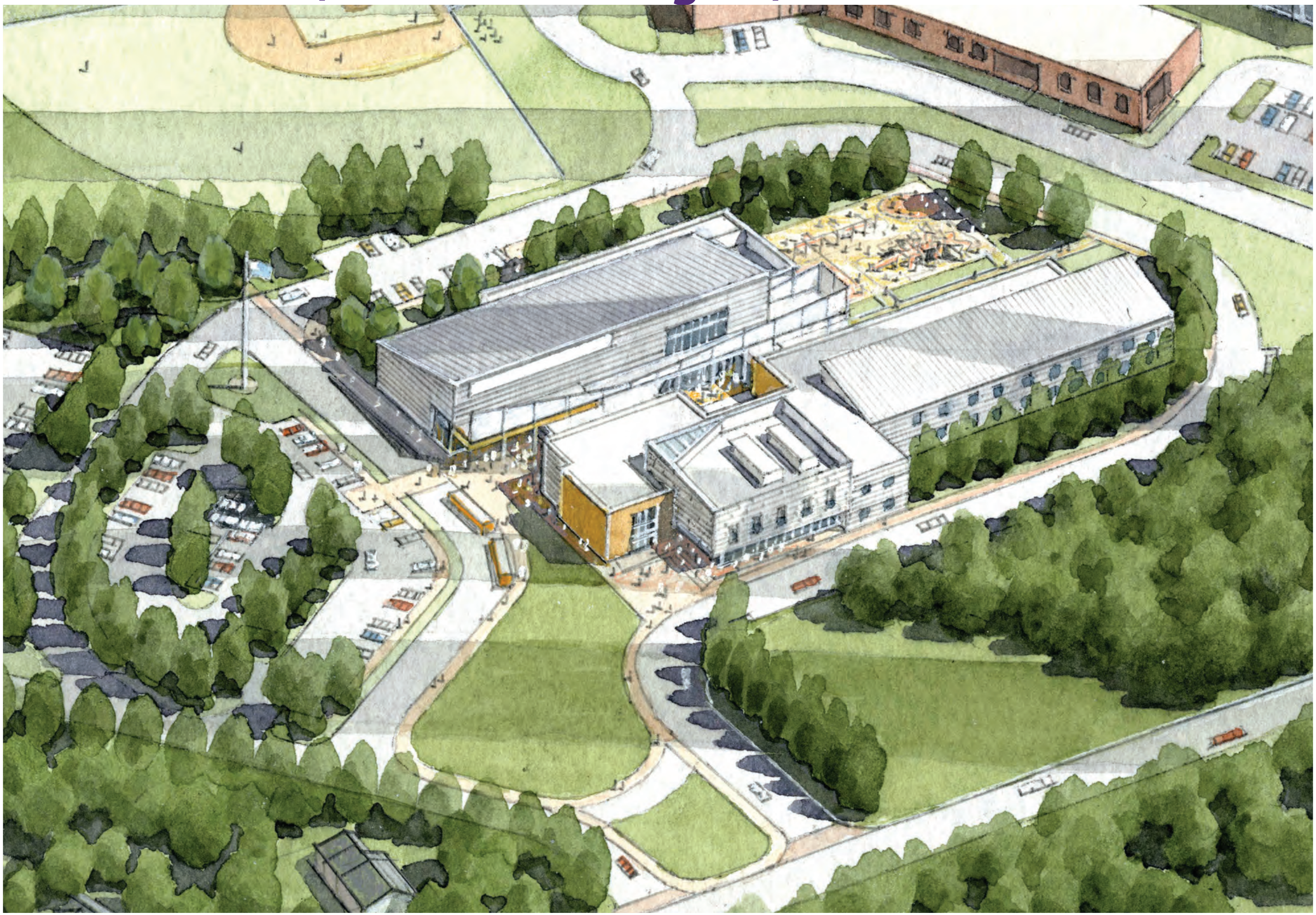
- Simplifies phasing/construction
- Highly visible "front" entrance
- Academic Campus
- Clear circulation routes

New Peebles (Grades 3 through 5)

Peebles Elementary School | Bourne, MA

Flansburgh Architects

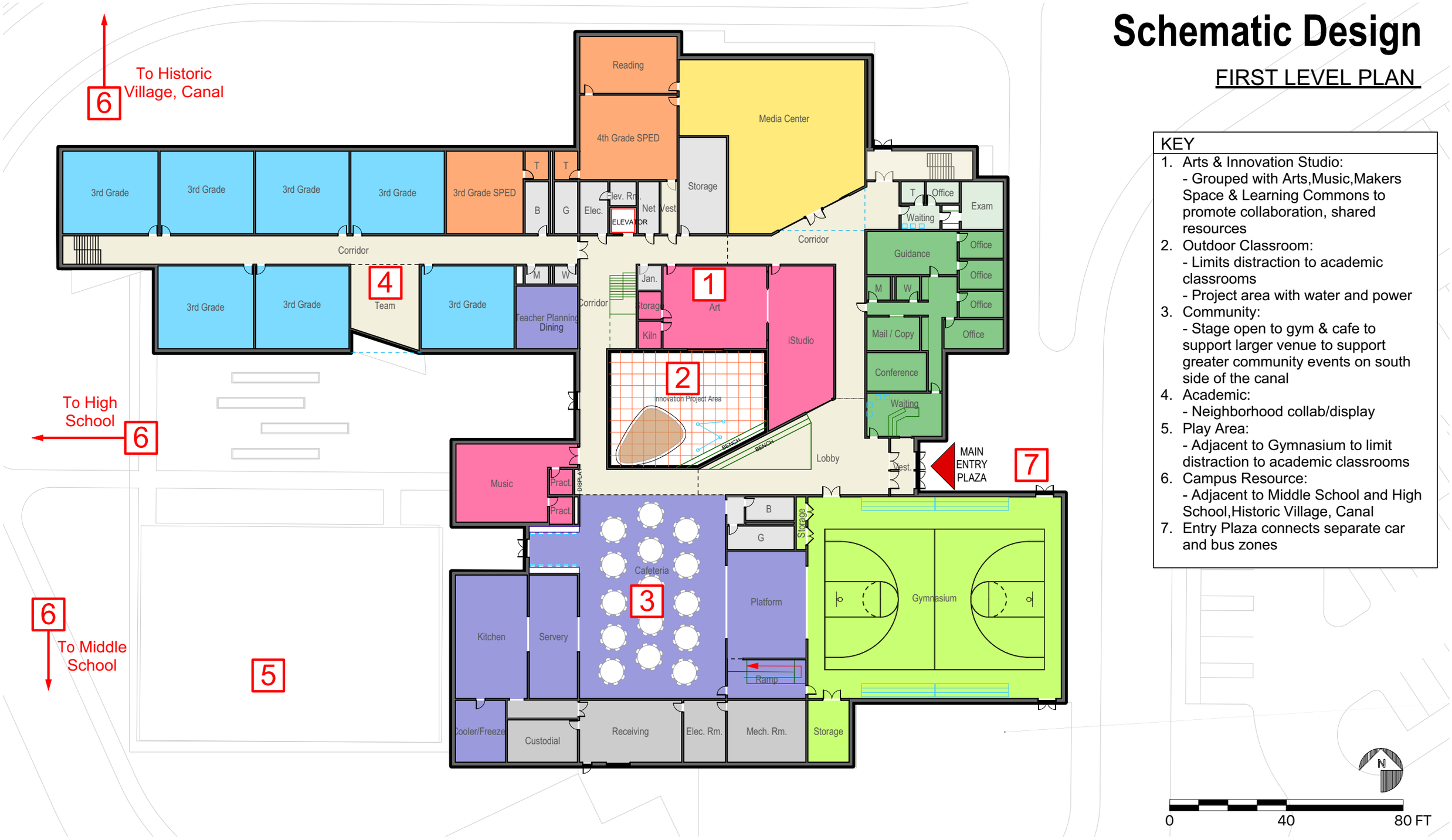
New Peebles (Grades 3 through 5)



Peebles Elementary School | Bourne, MA

Flansburgh Architects

New Peebles (Grades 3 through 5)



Schematic Design

FIRST LEVEL PLAN

KEY

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

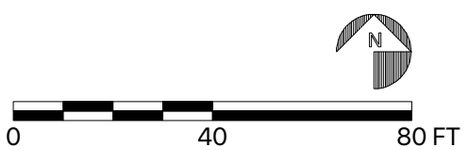
New Peebles (Grades 3 through 5)

Schematic Design

SECOND LEVEL PLAN

KEY

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



TRANSPORTATION PLAN

Current Bus Route Structure

	Tier	Bell Time	Assigned Ridership	# of buses (full size)
High School	Tier I	7:15 - 1:42 (6 hrs., 27 min.)	239	10
Middle School	Tier II	8:00 - 2:22 (6 hrs., 22 min.)	700	18
Peebles Elementary School	Tier III	9:00 - 3:00 (6 hr.)	325	8
Bournedale Elementary School	Tier III	9:00 - 3:00 (6 hr.)	346	7
Total Ridership			1,610	

prepared by:
The Flahive Consulting Group
August 11, 2016

Proposed Bus Route Structure

Option #1

	School(s)	Grades	Bell Times	Assigned Riders	# of buses
Tier I	(Combined) Middle School & High School	6 - 8 9 - 12	7:15 - 1:42 7:20 - 1:47	532 239 771	20
Tier II	Peebles Elementary	3 - 5	8:05 - 2:25	460	17
Tier III	Bournedale Elementary	PreK - 2	9:15 - 3:15	420	16

prepared by:
The Flahive Consulting Group
August 11, 2016

Proposed Bus Route Structure

Option #2

	School(s)	Grades	Bell Times	Assigned Riders	# of buses
Tier I	High School & Middle School (combine)	9 - 12 6 - 8	7:40 - 2:07 7:45 - 2:12	239 532 771	20
Tier II	Peebles & Bournedale	3 - 5 PreK - 2	9:00 - 3:00	460 420 880	22

* PreK students are transported on District vans

prepared by:
The Flahive Consulting Group
August 11, 2016

Proposed Bus Route Structure

Option #3

	School(s)	Grades	Bell Times	Assigned Riders	# of buses
Tier I	High School	9 - 12	7:15 - 1:42	239	10
Tier II	Middle School	6 - 8	8:00 - 2:20	532	16
Tier III	Peebles & Bournedale Elementary	3 - 5 PreK - 2	9:15 - 3:15	460 420 880	22

prepared by:
The Flahive Consulting Group
August 11, 2016

Travel Analysis - trip duration impact

GRADES	Cape Side residents	Off Cape residents
PK (at Bournedale)	no change	no change
K (at Bournedale)	no change	no change
1 (at Bournedale)	*Add 15 minutes	no change
2 (at Bournedale)	*Add 15 minutes	no change
3 (at Peebles)	no change	*Add 15 minutes
4 (at Peebles)	no change	*Add 15 minutes
5 (at Peebles)	no change	no change

* Approximate additional travel time to current bus trip duration

DESIGN & CONSTRUCTION SCHEDULE

Design & Construction Schedule

- December 7, 2016 - Commence Detailed Design
- October 2017 - Commence Bidding
- November 2017 - Commence Construction
- August 2019 - Open New Peebles School
- November 2019 - Complete Demolition and Sitework

PROJECT COST & REIMBURSEMENT

Project Cost

Construction Cost	$30.91 M
Fees & Expenses	$5.44 M
FF&E	$1.38 M
Contingencies	$2.19M
Project Cost	**$39.91 M**

Project Cost Comparison

Preferred Schematic Project Cost **(June 22,2016)**	$41,492,585 million
Schematic Project Cost **(Sept.06,2016)**	$39,919,042 million
Total Cost Reduction	**$1,573,543 million**

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 $312/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.

Estimated Project Reimbursement Rate for Eligible Costs

Base Reimbursement Rate	45.32
Maintenance	1.31
CM @ Risk	0.00
Renovation	0.00
Green Schools	2.00
* Total Reimbursement Rate	48.63

* Reimbursement on Eligible Costs

Estimated Project Costs and MSBA Reimbursement

Project Cost	$39.91M
Approximate MSBA Grant	$15.15M
Approximate Cost to Bourne	$24.76M

Tax Impact

Cost to Bourne	**$24.76** million
Annual Residential Tax	**$0.45** per **$1000**

Increase per $1000 Valuation

Annual Residential Tax	**$178.51**

*Increase per Average Home Value**

(Based on 20 year term at 5.00% Interest Rate)

* Average Home Value is $398,944

Tax Impact

What does this mean to the average homeowner?

$178.51 *per year* ***OR***

$14.88 *per month* ***OR***

$0.49 *per day*

Next Steps

Next Steps

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

- **September 19, 2016 - Finance Committee Presentation**
- **September 20, 2016 - Community Forum No. 9 at Peebles Elementary School Cafeteria**
- **September 24, 2016 - Peebles Elementary Existing Conditions Tour**
- **September 29, 2016 - Submit Schematic Design documents to MSBA**
- **September 29, 2016 - Selectman Vote to approve Special Town Meeting Warrant**
- **October 17, 2016 - Special Town Meeting**
- **October 18, 2016 - Selectman Vote Ballot Question Language**
- **November 09, 2016 - MSBA Board Meeting**
- **November 22, 2016 - Selectman Sign Ballot Warrant**
- **December 06, 2016 - Special Election Ballot Vote**

Bourne Elementary Schools
School Project Information

Go to:

Town Website: http://www.townofbourne.com/school-building-committee

Project Website: www.newpeebles.weebly.com

Project Email: sbc@townofbourne.com