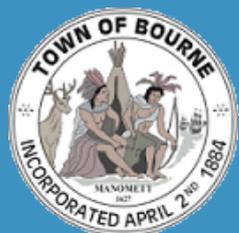


Bourne School Committee

April 06, 2016

Peebles Elementary School Feasibility Study



PROJECT MANAGEMENT **SMMA**
Massachusetts School Building Authority

Flansburgh Architects

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.

MSBA Process

Submitted to MSBA
12/18/2015

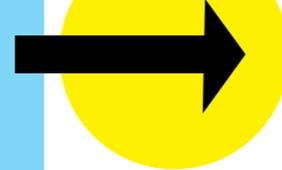
Submit to MSBA
6/02/2016

Submit to MSBA
9/29/2016

- Existing Conditions
- Visioning
- Programming
- Preliminary options

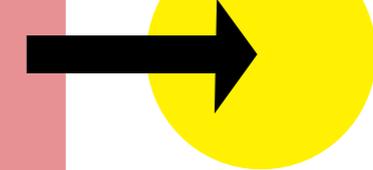


- Refine top options
- Options detailed
- Cost Estimates



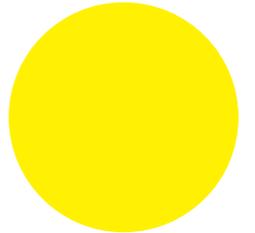
MSBA Board
Approval
07/20/2016

- Develop selected option
- Consensus



MSBA Board
Approval
11/09/2016

Local Funding
Approval



PDP
Preliminary Design
Program

PSR
Preliminary
Schematic Report

**Schematic
Design**

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
- March 31, 2016 - Community Forum No. 6

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

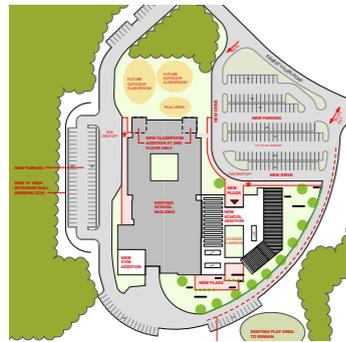
Design Options



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 site replaces the existing school
- Elementary schools remain on each sides of the canal



OPTION 2A - ADDITION/RENOVATION Grades PK-4

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

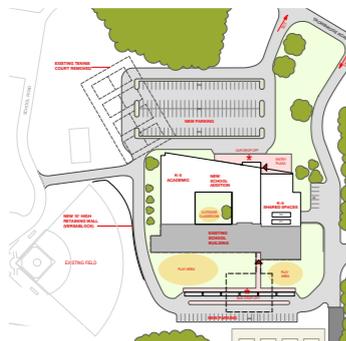
- **One** district-wide consolidated elementary school on one side of the canal
- New school addition to the Bournedale Elementary School
- 5th grade remains in the middle school



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 sides of the canal with a 5th grade solution
- New school building on the Peebles Elementary School site replaces the existing school



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 sides of the canal with a 5th grade solution
- New school addition to the existing Peebles Elementary School

PRELIMINARY SCHEDULE & COST MODELS

Construction Schedule

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

* 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	
Gross SF		57,248 SF	62,293 SF	72,473 SF		55,190 SF
Construction Cost \$ (Hard Cost)	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	\$1.38M
	Total	\$28.36M	\$29.75M	\$32.02M	\$32.64M	\$12.07M
Soft Cost \$	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
Other Town Costs		no cost	TBD	no cost	no cost	no cost
* TOTAL		\$36.49M	\$38.63M New Addition: 46,493 Extensive Reno: 15,800	\$41.29M	\$42.78M New Addition: 34,916 Extensive Reno: 37,557	\$16.8M
Cost per SF		\$637	\$620	\$570	\$590	\$304

* 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
Base Reimbursement Rate	43.84	43.84	43.84	43.84
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
*Total Reimbursement Rate	47.84	50.81	47.84	50.43

* 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

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**