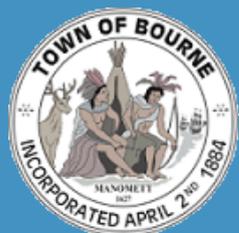


Bourne Board of Selectman  
August 23, 2016

# Peebles Elementary School

## Schematic Design - Progress Presentation



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.*

*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 \$15.23 million.*

# 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”).

# Community Outreach - the Past 1 1/2 Years

*Public Meetings, Town Board Updates,  
and Community Forums*

- (22) School Building Committee Meetings
- (8) Community Forums
  - Posters & Town Website Announcement
- (1 )Town Meeting
  - Project Status Report
- (4) Town Board Presentation
  - Capital Outlay
  - Finance Committee
  - School Committee
  - Council on Aging



*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:** <http://www.townofbourne.com/school-building-committee>

**Project Email:** [sbc@townofbourne.com](mailto:sbc@townofbourne.com)

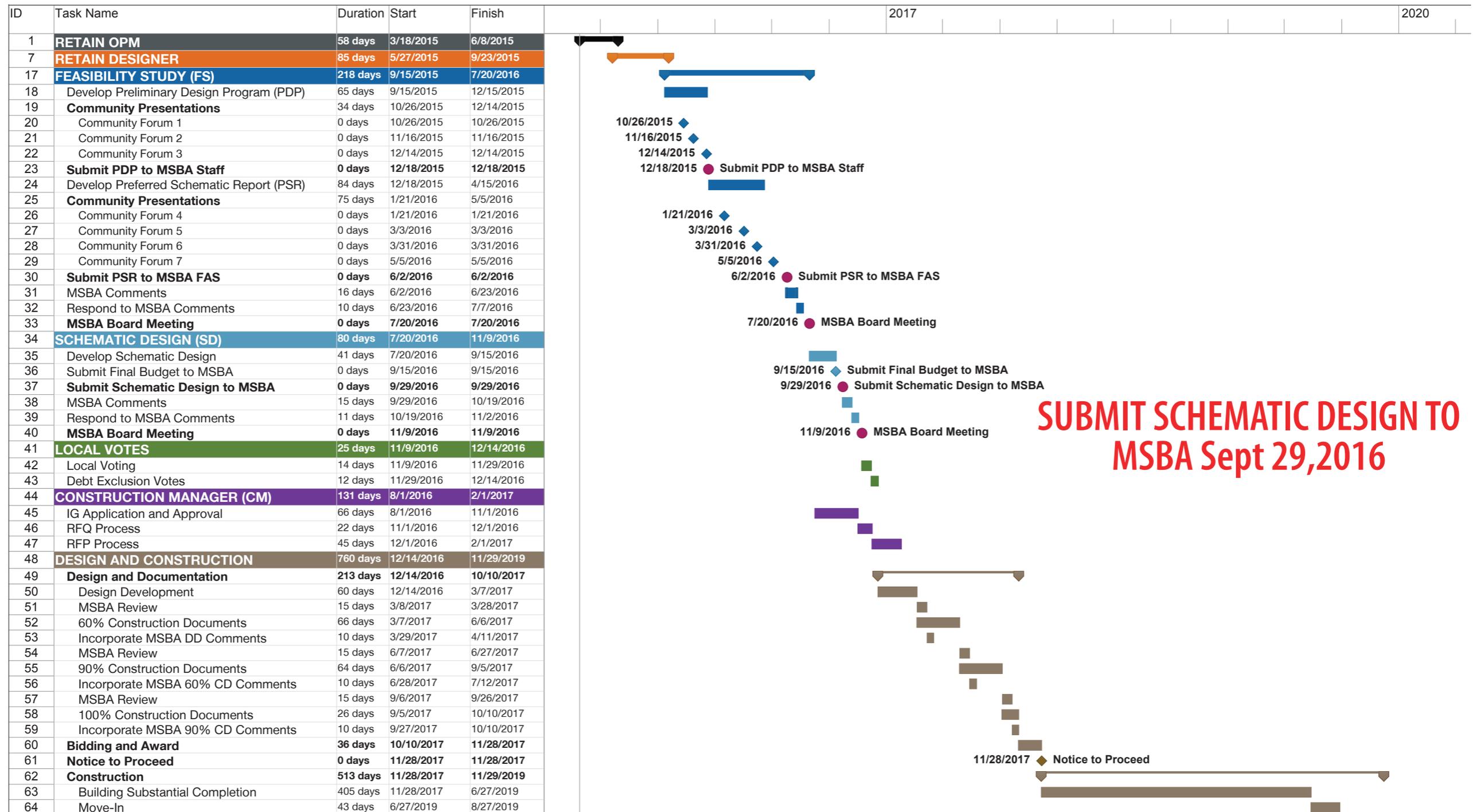
# Completed Milestones

- January 09, 2012 - Bourne submits SOI to MSBA
- June 04, 2014 - MSBA invites Town into Eligibility Phase
- October 27, 2014 - Special Town Meeting Approves Feasibility Study Funding
- 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

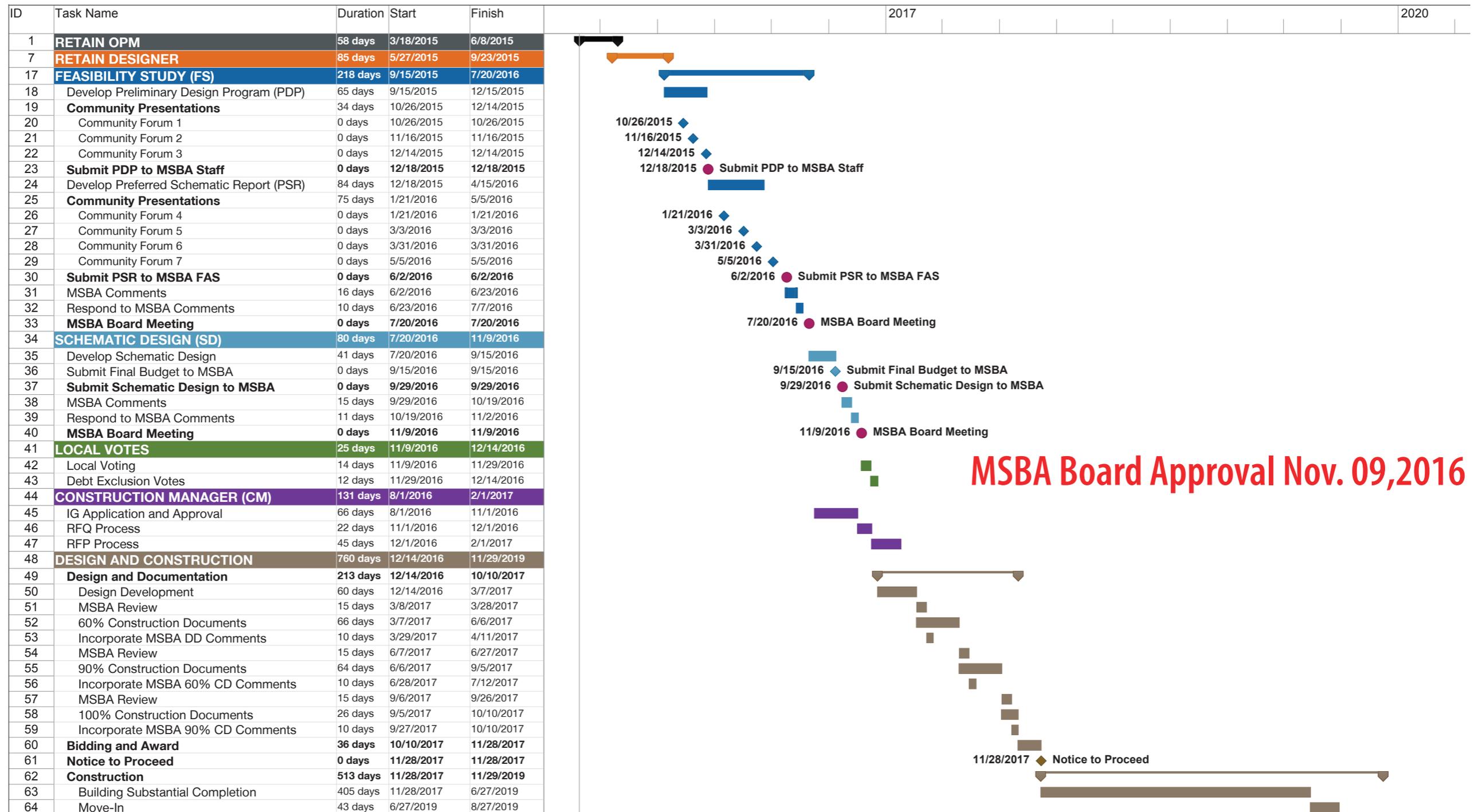
# Completed Milestones

- 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
- April 06, 2016 - School Committee Meeting
- May 05, 2016 - Community Forum No.7
- May 12, 2016 - School Committee Meeting Vote for Option 5A
- May 18, 2016 - Capital Outlay
- May 19, 2016 - Council on Aging
- June 02, 2016 - PSR Submitted to the MSBA
- July 20, 2016 - MSBA Board Approves Option 5A PSR
- August 11, 2016 - Community Forum No.8

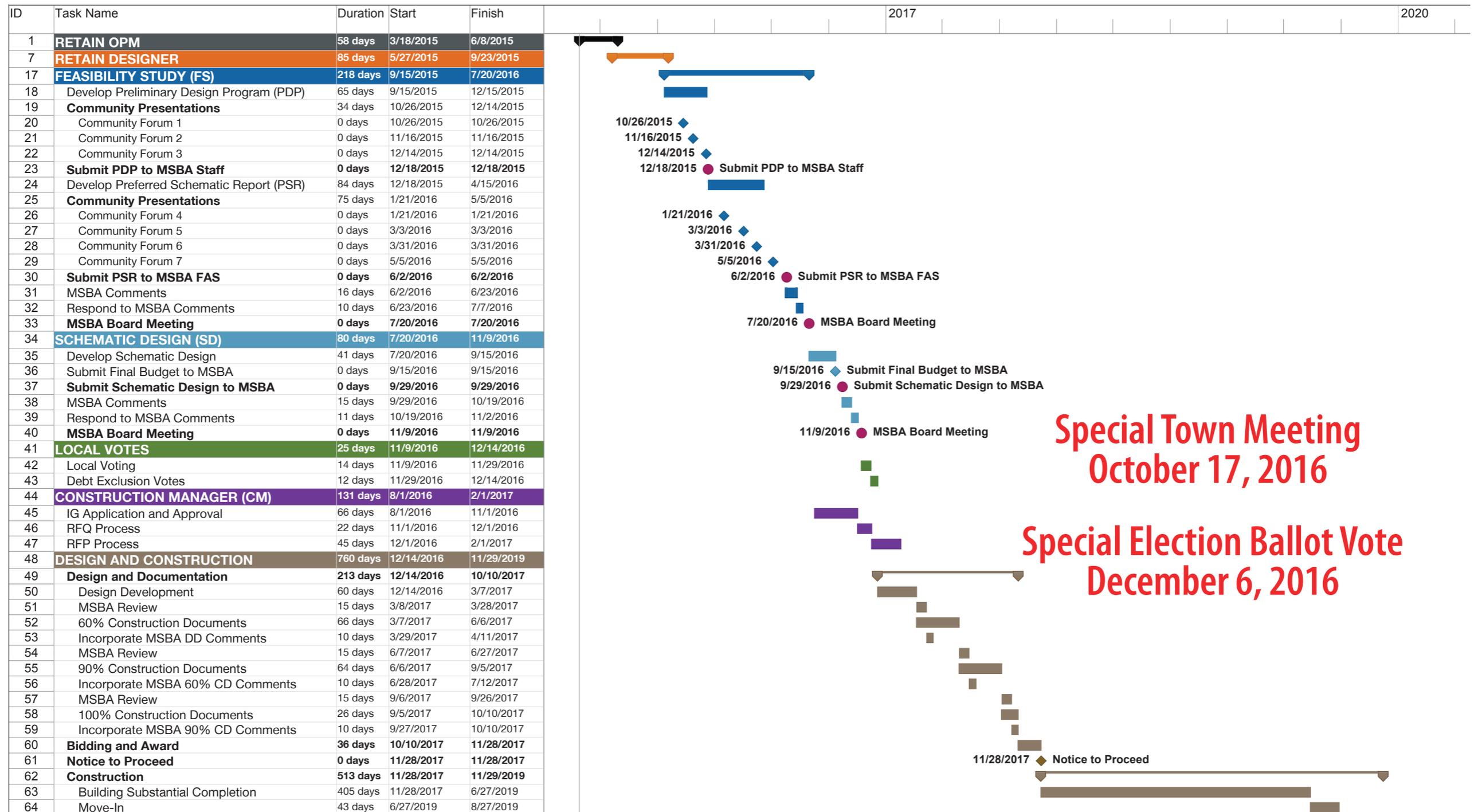
# Project Schedule



# Project Schedule



# Project Schedule



# 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 Evaluated

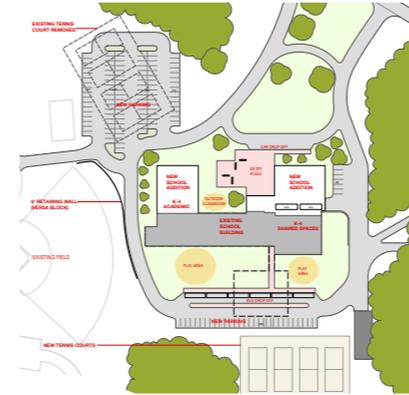
# New Peebles (Grades 3 through 5)



## 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

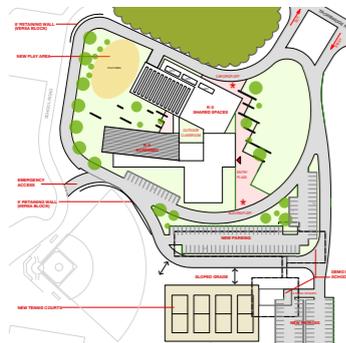
- One district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5<sup>th</sup> grade remains in the middle school



## OPTION 3A - ADDITION/RENOVATION Grades PK-5

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

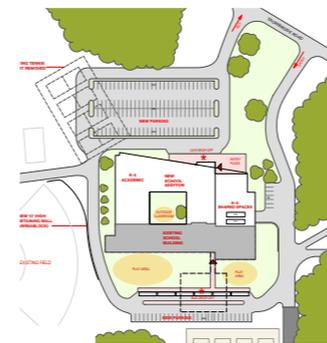
- One district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5<sup>th</sup> grade in an elementary school setting



## OPTION 4A - NEW CONSTRUCTION Grades K-5

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

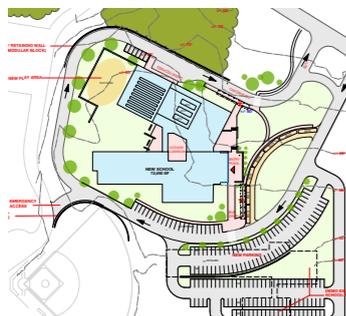
- Elementary schools remain on each side of the canal
- New school building on the Peebles Elementary School site
- 5<sup>th</sup> grade in an elementary school setting



## 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
- 5<sup>th</sup> 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
- 5<sup>th</sup> 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  
Grades PK to 2

Early Elementary

**Peebles**  
Grades 3 to 5

Intermediate Elementary

Existing BMS  
Grades 6 to 8

Middle School

# Town Wide Solution

# Town Wide Solution - Grade Span Schools

*The Peebles Elementary School is nearing the end of its educational and functional life. As a result of eighteen months of deliberating and planning with the Bourne community and MSBA, a vision emerged for the community of Bourne in its entirety, not just Bourne Public Schools.*

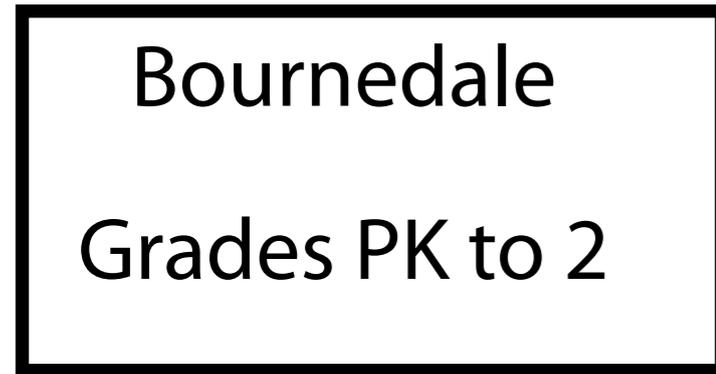
*We are excited to present you a building that addresses community needs, as well as, a new vision for education PreK-12 with grade span re-configuration enhancing the social, emotional and developmental needs of all children.*

# Town Wide Solution - Grade Span Schools

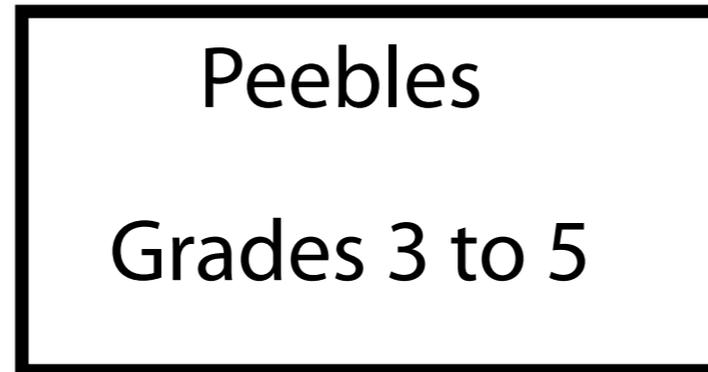
*This option, based on grade spans, creates a district-wide PreK to grade 2 school, a new school that houses grades 3-5, and establishes a middle school consisting of grade 6-8.*

*This is a dramatic shift from the current school configurations with potential benefits for all stakeholders of the Bourne Public Schools.*

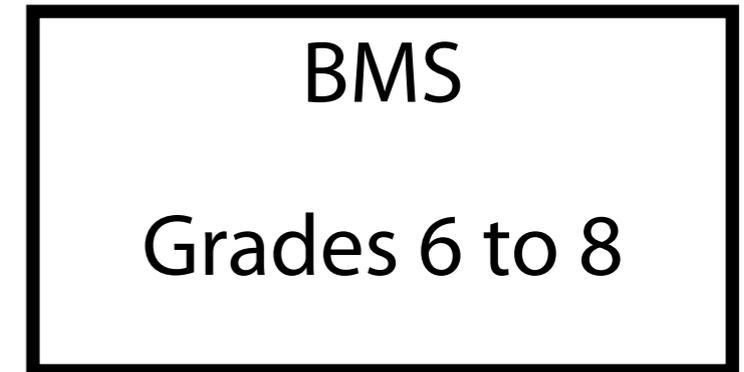
# Town Wide Solution - Grade Span Schools



Early Elementary



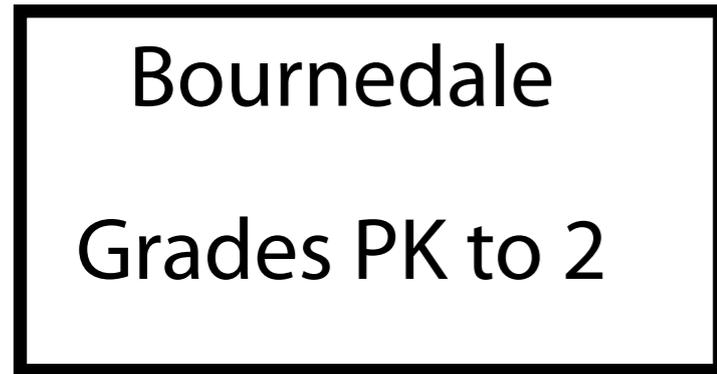
Intermediate Elementary



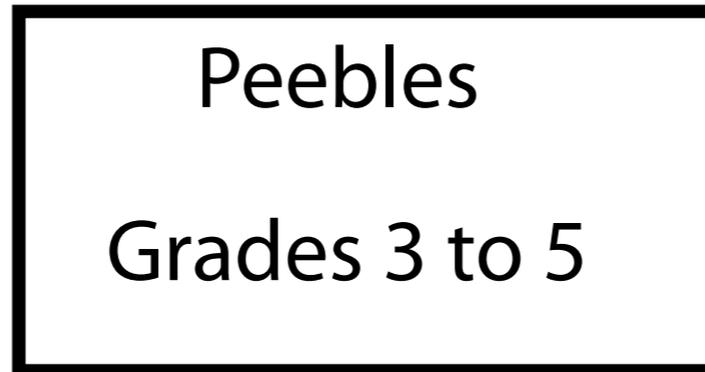
Middle School

- Shared Educational Experience
- Social Emotional Benefits
- Focus on Developmental Age
- More Streamline Curriculum

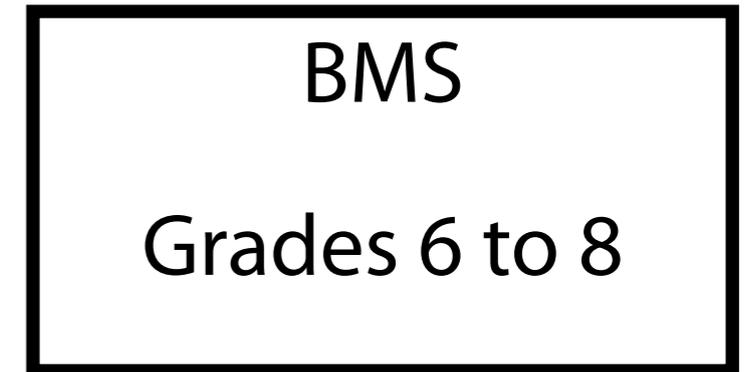
# Town Wide Solution - Grade Span Schools



Early Elementary



Intermediate Elementary



Middle School

- Improved Support Network and Programs
- Student Transitions
- Impact on Middle School
- Full day Kindergarten program at Bournedale

# The Design

# New Peebles (Grades 3 through 5)

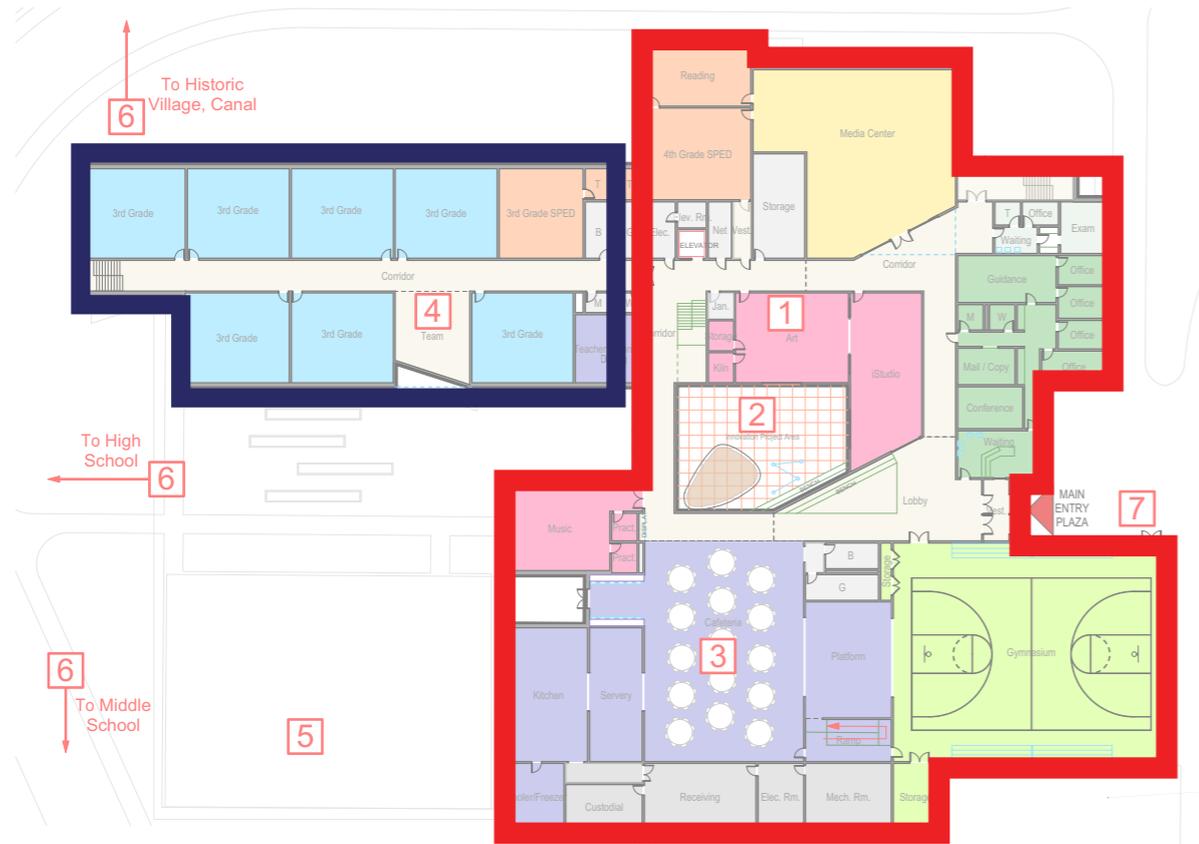


## Site Benefits

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

# New Peebles (Grades 3 through 5)

## ACADEMIC



## COMMUNITY

First Floor Plan

## ACADEMIC



Second Floor Plan

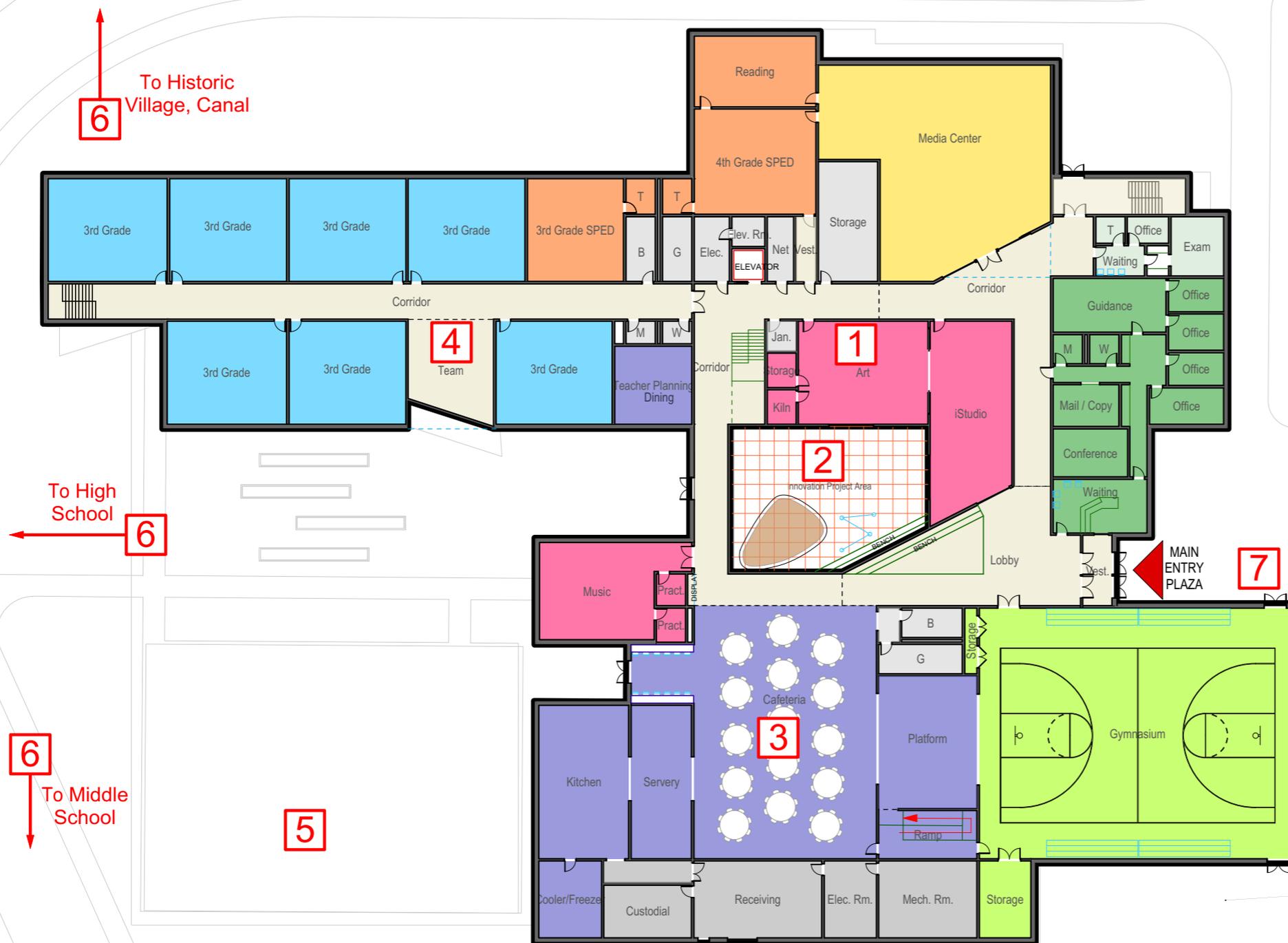
## Educational Benefits

- Proper zoning between community and academic use spaces
- Neighborhood clusters by grade to maintain grade level resources
- 21<sup>st</sup> century learning (adjacencies, flexible/adaptable spaces)

# 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

6 To Historic Village, Canal

6 To High School

6 To Middle School

5

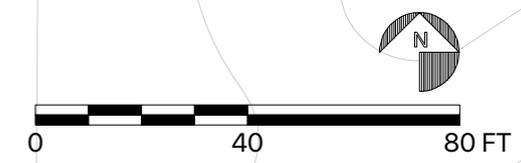
4

1

2

3

7



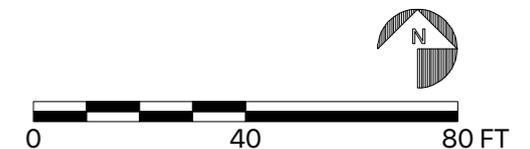
# New Peebles (Grades 3 through 5)

## Schematic Design

### SECOND LEVEL PLAN



- KEY**
- Arts & Innovation Studio:**
    - Grouped with Arts, Music, Makers Space & Learning Commons to promote collaboration, shared resources
  - Outdoor Classroom:**
    - Limits distraction to academic classrooms
    - Project area with water and power
  - Community:**
    - Stage open to gym & cafe to support larger venue to support greater community events on south side of the canal
  - Academic:**
    - Neighborhood collab/display
  - Play Area:**
    - Adjacent to Gymnasium to limit distraction to academic classrooms
  - Campus Resource:**
    - Adjacent to Middle School and High School, Historic Village, Canal
  - 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 <u>239</u> 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 <u>532</u> 771	20
Tier II	Peebles & Bournedale	3 - 5 PreK - 2	9:00 - 3:00	460 <u>420</u> 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 <u>420</u> 880	22

prepared by:  
The Flahive Consulting Group  
August 11, 2016

# Travel Analysis - trip duration impact

<b>GRADES</b>	<b>Cape Side residents</b>	<b>Off Cape residents</b>
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

# PSR Phase Project Costs

		<b>Peebles (3-5)</b> Peebles Elementary 460 students
		<b>New Construction</b>
<b>Gross SF</b>		<b>72,680 SF</b>
<b>Construction Cost \$ (Hard Cost)</b>	Building	\$25.24M
	Hazmat/Demo	\$1.62M
	Sitework	\$4.1M
	<b>Total</b>	<b>\$30.96M</b>
<b>Soft Cost \$</b>	Fees & Expenses	\$5.49M
	FF&E	\$1.38M
	Contingencies	\$2.17M
<b>* TOTAL</b>		<b>\$39.99M</b>
<b>Cost per SF</b>		<b>\$550</b>

\* Estimated Cost subject to change as project is refined in the Schematic Design Phase

# 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.

# MSBA Reimbursement

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

\* Reimbursement on Eligible Costs

# MSBA Reimbursement

Project Cost	\$39.99M
Approximate MSBA Grant	\$15.23
Approximate Cost to Bourne	\$24.76

\* Costs subject to change as project is refined

# Tax Impact

Cost to Bourne	<b>\$24.76 million</b>
Annual Residential Tax	<b>\$0.45 per \$1000</b>
<i>Increase per \$1000 Valuation</i>	
Annual Residential Tax	<b>\$178.51</b>
<i>Increase per Average Home Value</i>	

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

# 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.

- **August 23, 2016 - Selectmen Meeting Presentation**
- **September 14, 2016 - Capital Outlay Presentation**
- **September 19, 2016 - Finance Committee Presentation**
- **September 20, 2016 - Community Forum No. 9 at Peebles Elementary School Cafeteria**
- **September 29, 2016 - Submit Schematic Design documents to MSBA**
- **October 06, 2016 - Council on Aging Presentation**
- **October 17, 2016 - Special Town Meeting**
- **November 09, 2016 - MSBA Board Meeting**
- **December 06, 2016 - Special Election Ballot Vote**

# Bourne Elementary Schools School Project Information

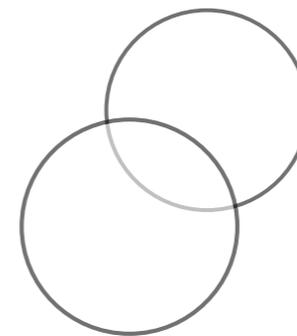
Go to:

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

**Project Email:** [sbc@townofbourne.com](mailto:sbc@townofbourne.com)



*“One community,  
one common educational experience.”*



# Questions?