

RECEIVED

Capital Outlay Committee
Wednesday, May 18, 2016 / 8:30 A.M.
Department of Public Works Conference Room
35 Ernest Valarie Road, Bourne

SEP 21 AM 11:07
TOWN CLERK BOURNE

Members present: Mary Jane Mastrangelo, John O'Brien, Carol Lynch and John Redman

Excused: Rick Mastria

Others present: Chris Hyldburg, Joel Seeley, Kent Kovacs of School Building Committee

If anyone in the audience is recording or videotaping, they need to acknowledge such at this time.

Chairman Mastrangelo called meeting to order at 8:30 AM

Presentation was made for the Pebbles Elementary School

Bourne Capital Outlay Meeting

May 18, 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 of 2014.

Project Need

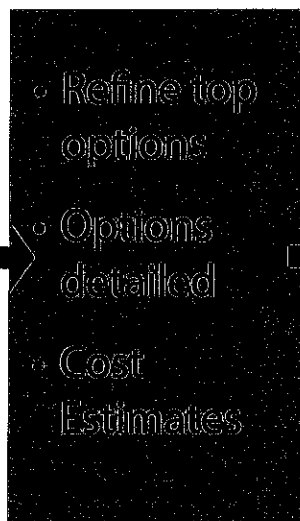
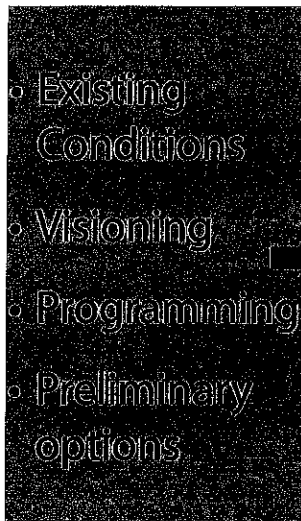
- Provide a long term solution for the existing deteriorating school
- Provide educational spaces that meet the MSBA state standards
- Update the schools to meet the “Visioning” workshops goals
- Provide 21st Century Educational spaces
- Provide a place Bourne can be proud of

MSBA Process

Submitted to MSBA
12/18/2015

Submit to MSBA
6/02/2016

Submit to MSBA
9/29/2016



MSBA Board Approval
07/20/2016

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
- January 04, 2012 - 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

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 Building Committee Meeting Vote for Option 5A

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 Options
- MSBA approval of Option 5
- Design Alternatives reduced from 4 to 2
- Preferred Alternative Selected

Defining the Need

Pebbles Elementary School | Bourne, MA

Flansburgh Architects

Defining the NEED - Existing Conditions

Peebles Elementary School

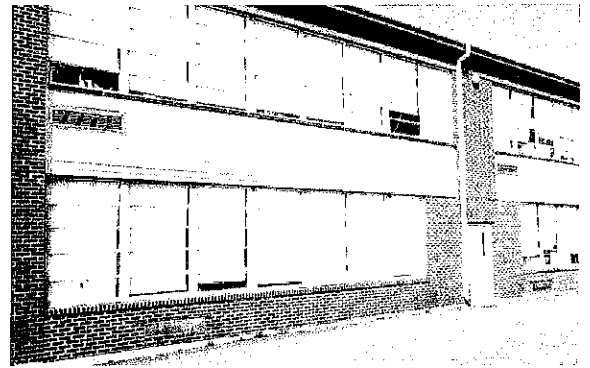
Year Built: 1953,1959 (62 yrs. old)

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



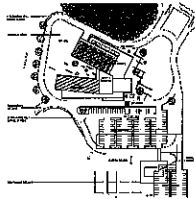
Building Exterior

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

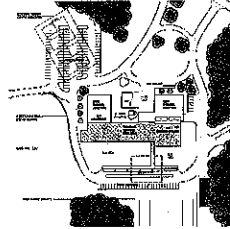
Design Options



OPTION 1A - NEW CONSTRUCTION Grades K-4

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

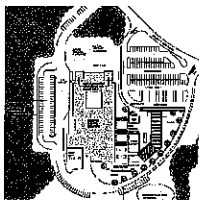
- New school building on the Peebles Elementary School
- Elementary schools remain on each side of the canal



OPTION 1G - ADD/RENO Grades K-4

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

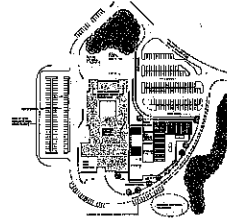
- New Addition to the existing Peebles Elementary School
- Existing to remain will require extensive renovations
- Elementary schools remain on each side of the canal



OPTION 2A - ADDITION/RENOVATION Grades PK-4

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

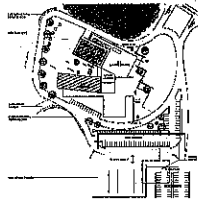
- **One** district-wide consolidated elementary school
- New school addition to the Bourneedale Elementary School
- 5th grade remains in the middle school



OPTION 3A - ADDITION/RENOVATION Grades PK-5

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

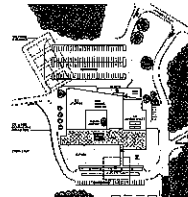
- **One** district-wide consolidated elementary school
- New school addition to the Bourneedale Elementary School
- 5th grade in an elementary school setting



OPTION 4A - NEW CONSTRUCTION Grades K-5

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

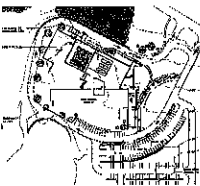
- Elementary schools remain on each side of the canal
- New school building on the Peebles Elementary School site
- 5th grade in an elementary school setting



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 Bourneedale, 3-5 at Peebles and 6-8 at BMS.

DESIGN OPTIONS SCHEDULE & COST MODELS

Peebles Elementary School | Bourne, MA

Flansburgh Architects

Construction Schedule

		Option 1A (K-4) Peebles New Construction 250 students	Option 1G (K-4) Peebles New Construction 250 students	Option 2A (PK-4) Bourne/Dele Add/Reno 745 students	Option 4A (K-5) Bourne/Dele Add/Reno 410 students	Option 4B (K-5) Bourne/Dele Add/Reno 410 students	Option 5A (3-5) Peebles New Construction 460 students
Gross SF		57,248 SF	57,248 SF	104,593 SF	72,473 SF	72,473 SF	72,680 SF
Duration	Building	19 Months	22 Months	18 Months **	19 Months	22 Months	19 Months
	Sitework	5 Months	8 Months	8 Months	5 Months	8 Months	5 Months
* TOTAL		24 Months	30 Months	26 Months	24 Months	30 Months	24 Months

* Estimated Construction Schedule subject to change as project is refined

** Options 1G and 2A require occupied phased renovation.

Cost of Design Alternatives

		Option 1 (K-4) Peebles Elementary 250 students		Option 2 (PK-4) Barnstable Elementary 725 students	Option 4 (K-5) Peebles Elementary 410 students		Option 5 (3-5) Peebles Elementary 460 students	Base Repair Only**
		1A New	1G Add/Reno	2A Add/Reno	4A New	4B Add/Reno	5A New	
Gross SF		57,248 SF		62,298 SF	72,473 SF		72,680 SF	55,190 SF
Construction Cost \$ (Hard Cost)	Building	\$22.62M	\$23.15M	\$25.29M	\$26.14M	\$26.82M	\$26.19M	\$10.53M
	Hazmat/Demo	\$1.7M	\$1.24M	\$0	\$1.7M	\$1.21M	\$1.61M	\$1.16M
	Sitework	\$4.04M	\$4.17M	\$4.9M	\$4.18M	\$4.61M	\$4.2M	\$3.8M
	Total	\$28.36M	\$28.56M	\$29.75M	\$32.02M	\$32.64M	\$32.07M	\$12.07M
Soft Cost \$	Fees & Expenses	\$5.4M	\$5.54M	\$5.8M	\$5.8M	\$5.98M	\$5.8M	\$2.8M
	FF&E	\$7.5M	\$7.5M	\$10.2M	\$1.23M	\$1.23M	\$1.81M	\$2.5M
	Contingencies	\$1.99M	\$2.57M	\$2.8M	\$2.24M	\$2.94M	\$2.24M	\$1.68M
Other Town Costs		no cost	no cost	TBD	no cost	no cost	no cost	no cost
* TOTAL		\$36.49M	\$37.42M	\$38.63M <small>(New Addition: 46,433 Extensive Reno: 15,865)</small>	\$41.29M	\$42.78M <small>New Addition: 34,916 Extensive Reno: 37,557</small>	\$41.49M	\$16.8M
Cost per SF		\$637	\$654	\$620	\$570	\$590	\$571	\$304

* Estimated Cost subject to change as project is refined and appropriation vote date is established

** 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 Renovation (approx. 46,493 SF and 15,800 SF respectively)

meet MSBA standards

ns (approx. 46,493 SF and 15,800 SF respectively)

DESIGN OPTIONS PROJECT REIMBURSEMENT

Peebles Elementary School | Bourne, MA

Flansburgh Architects

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 1G	Option 2A	Option 4A	Option 4B	Option 5A
Base Reimbursement Rate	43.84	43.84	43.84	43.84	43.84	43.84
Maintenance	1.00	1.00	1.00	1.00	1.00	1.00
CM at Risk	1.00	1.00	1.00	1.00	1.00	1.00
Renovation	0.00	3.28	2.97	0.00	2.59	0.00
Green Schools	2.00	2.00	2.00	2.00	2.00	2.00
* Total Reimbursement Rate	47.84	51.12	50.81	47.84	50.43	47.84

* Reimbursement rates subject to change based on MSBA Review

Estimated Project Costs and MSBA Reimbursement

	Option 1A	Option 1G	Option 2A	Option 4A	Option 4B	Option 5A
Project Cost	\$36.49 M	\$37.42M	\$38.63M	\$41.29M	\$42.78M	\$41.49M
Approximate MSBA Grant	\$12.11M	\$12.81M	\$10.73M**	\$14.69M	\$15.47M	\$14.72M
Approximate Cost to Bourne	\$24.38M	\$24.61M	\$27.90M**	\$26.6M	\$27.31M	\$26.77M

* Costs subject to change as project is refined

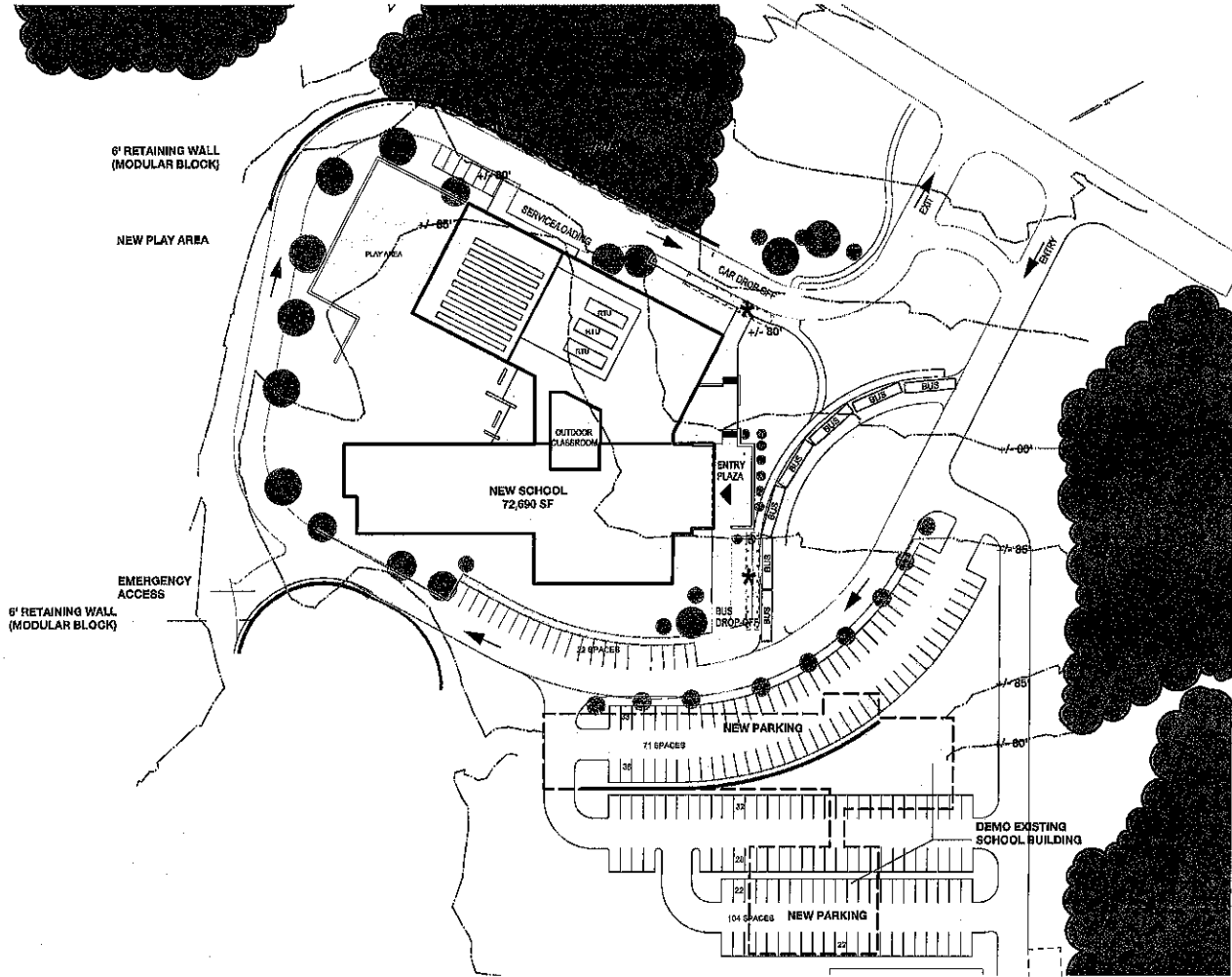
** Option 2A costs subject to change based on MSBA Recent Previously Reimbursed Project Review

PREFERRED ALTERNATIVE

Peebles Elementary School | Bourne, MA

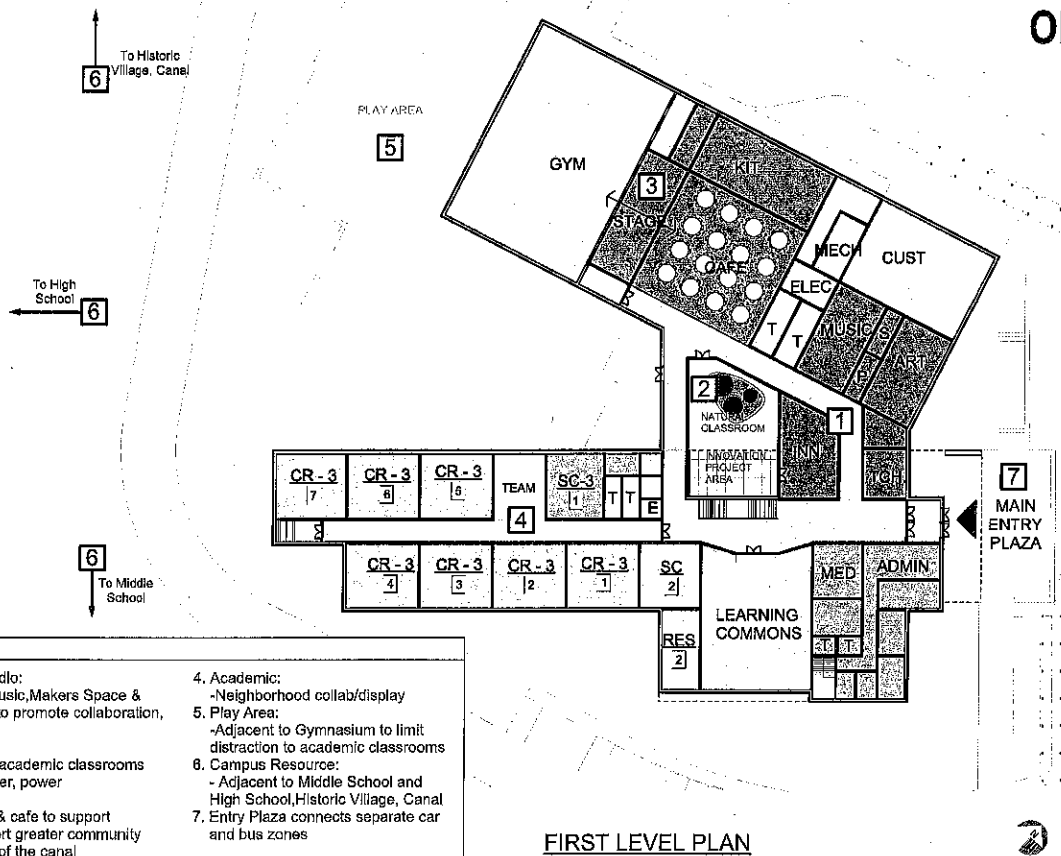
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Peebles New Construction Option 5A - (Grades 3-5 at 460 students)



Peebles New Construction Option 5A - (Grades 3-5 at 460 students)

OPTION 5A (3-5)
 New Construction
 Square Footage: 72,680 sf

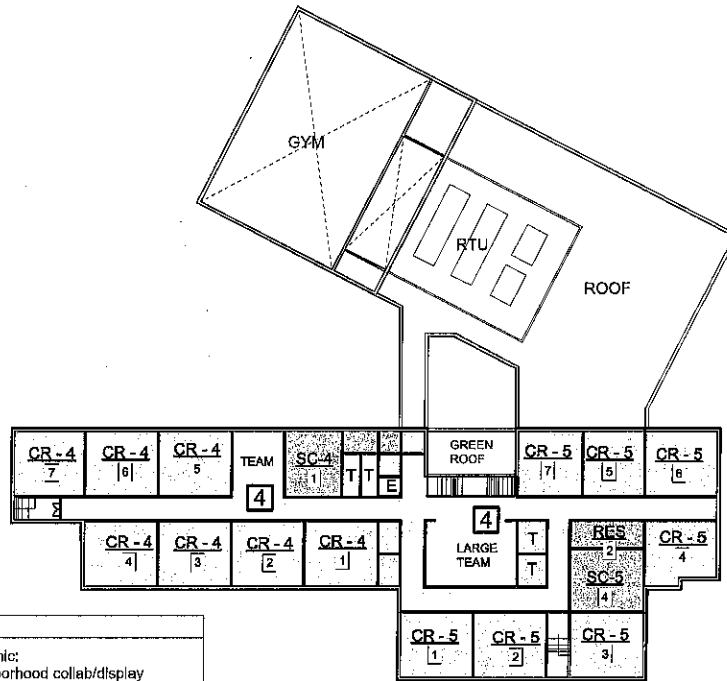


KEY	
1. Arts & Innovation Studio: -Grouped with Arts,Music,Makers Space & Learning Commons to promote collaboration, shared resources	4. Academic: -Neighborhood collab/display
2. Outdoor Classroom: - Limits distraction to academic classrooms -project area with water, power	5. Play Area: -Adjacent to 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

FIRST LEVEL PLAN

Peebles New Construction Option 5A - (Grades 3-5 at 460 students)

OPTION 5A (3-5)
 New Construction
 Square Footage: 72,880 sf



SECOND LEVEL 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

Project Costs

Total project cost \$41.49 million

Reimbursement rate **47.84%**
(of Eligible Costs)

Approximate MSBA Grant \$14.72 million

Approximate Cost to Bourne \$26.77 million

Tax Impact

Cost to Bourne	\$26.77 million
Annual Residential Tax	\$0.48 per \$1000
<i>Increase per \$1000 Valuation</i>	

Annual Residential Tax	\$192.92
<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?

*For a home with an assessed value of **\$398,944** the cost would be between approximately:*

\$192.92 per year OR

\$16.08 per month OR

\$0.52 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.

- *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*
- **May 18, 2016 - Capital Outlay Meeting**
- **May 19, 2016 - Council on Aging Meeting**
- **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**

Bourne Elementary Schools
School Project Information

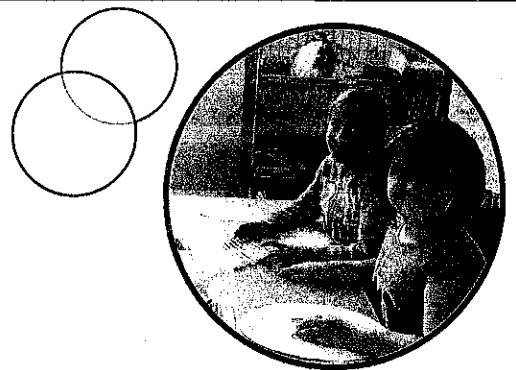
Go to:

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

Project Email: sbc@townofbourne.com



Peebles Elementary School | Bourne, MA



Flansburgh Architects

Questions?

Upon a motion duly made and seconded meeting adjourned at 9:50 A.M.

Upon a motion duly made and seconded meeting adjourned at 9:50 A.M.

Respectfully submitted by:

Debbie Judge
Recording Secretary