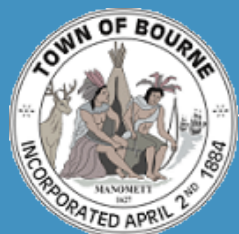


Capital Outlay Meeting
September 14, 2016

Peebles Elementary School Schematic Design



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 \$15.15 million.

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 **45.32%** plus incentives of eligible project cost for an approved project if accepted by the voters of Bourne

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

Maureen G. Valente
Chief Executive Officer

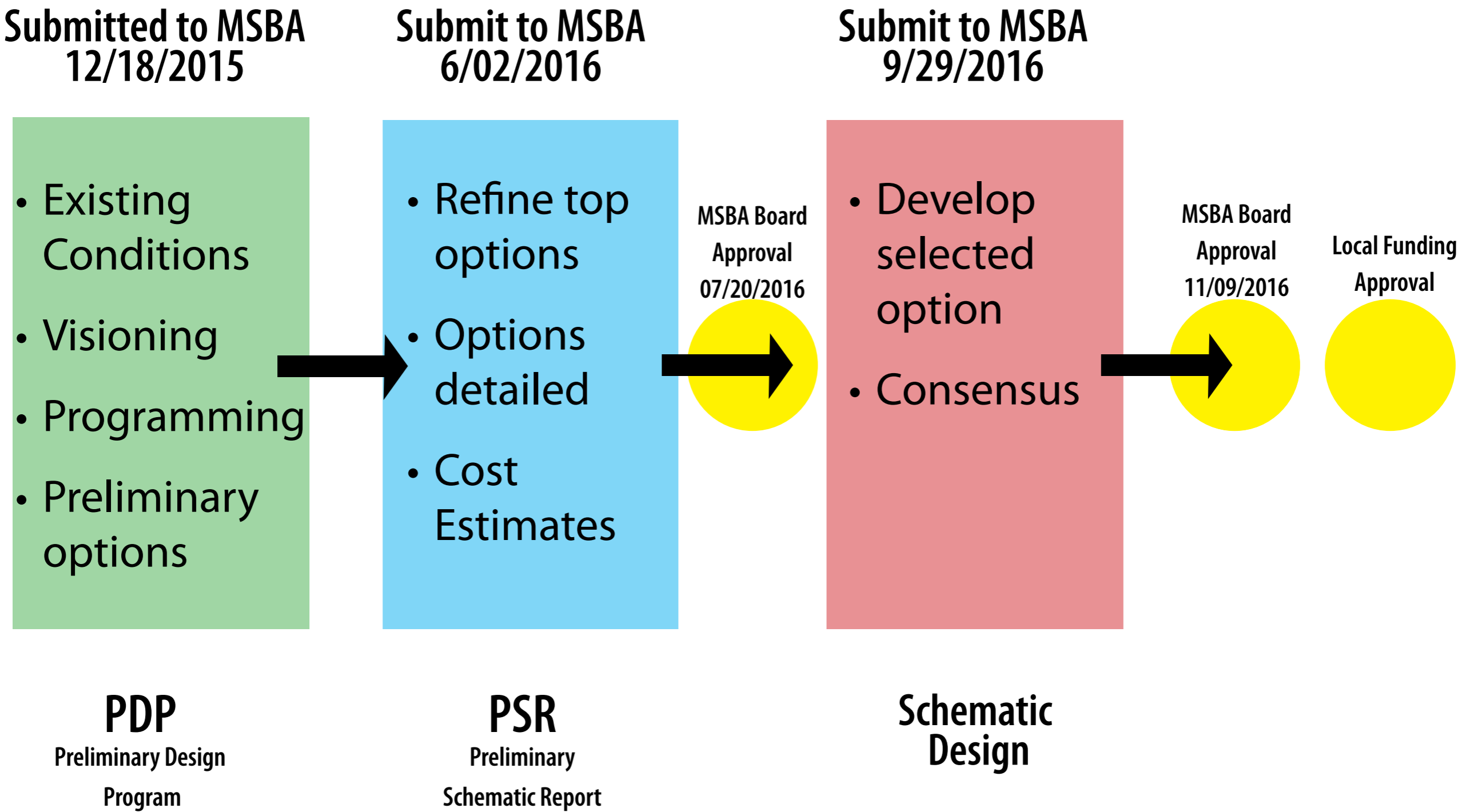
John K. McCarthy
Executive Director / Deputy CEO

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

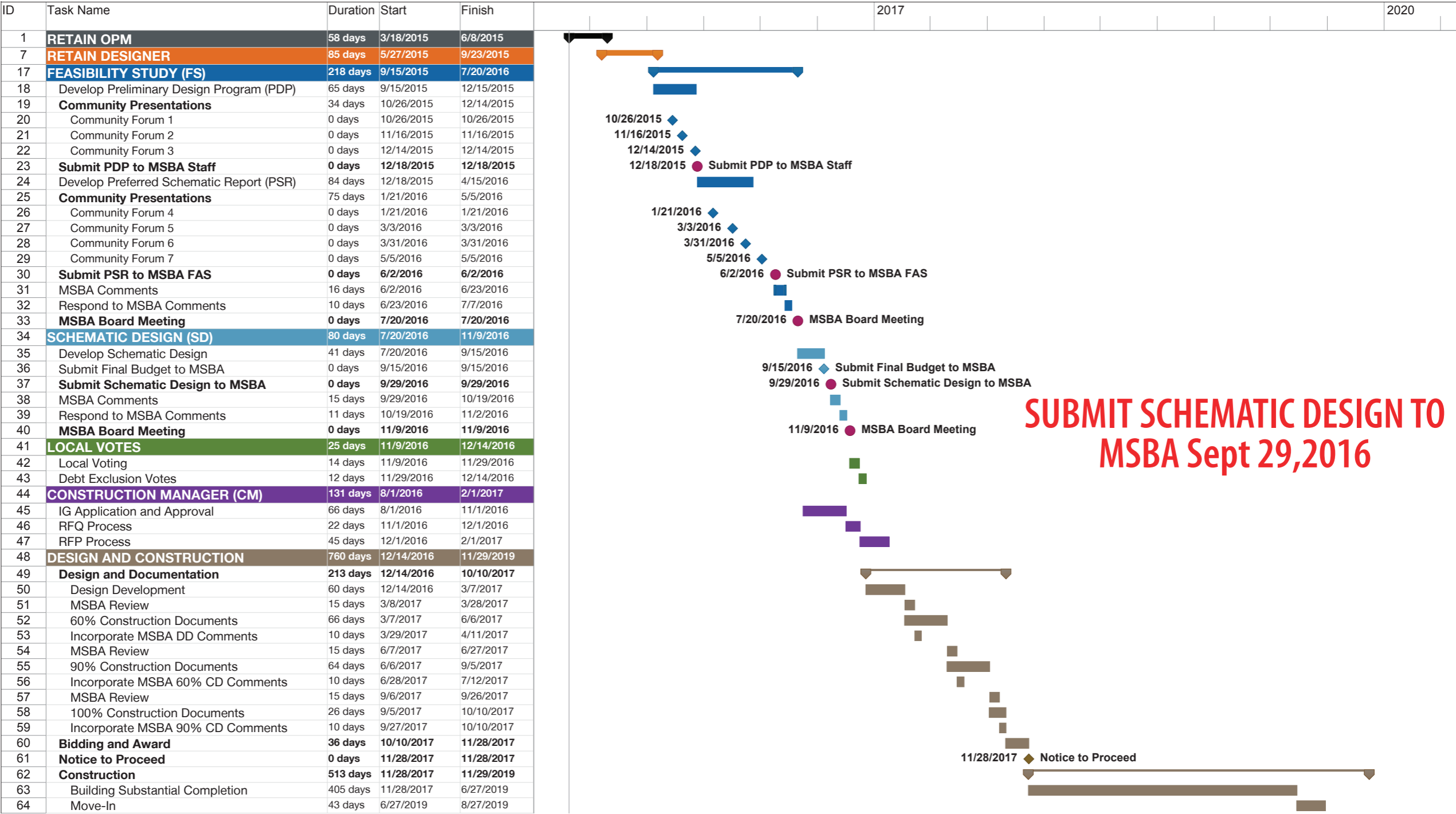
Dear Mr. Guerino:

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”).

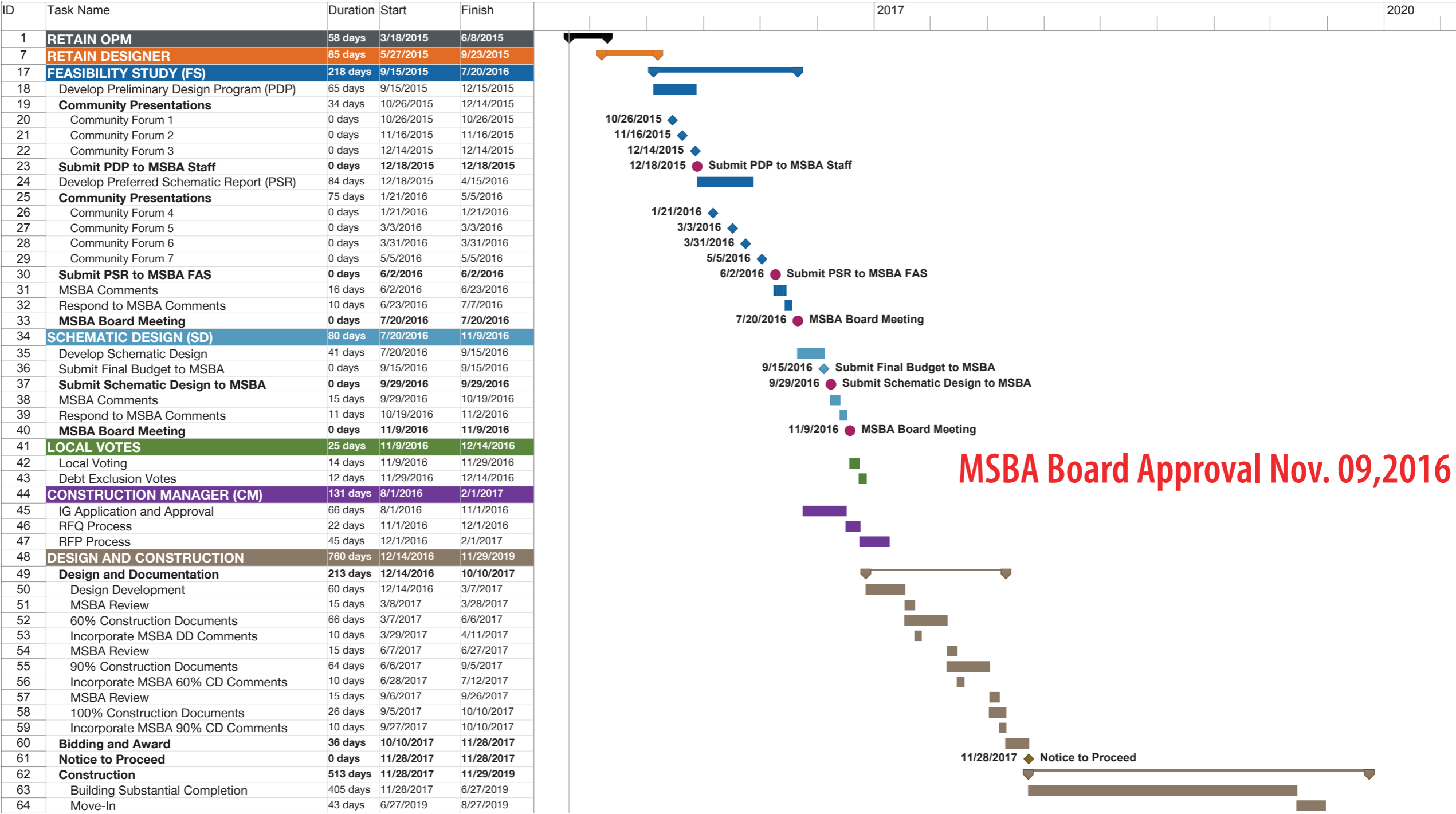
MSBA Process



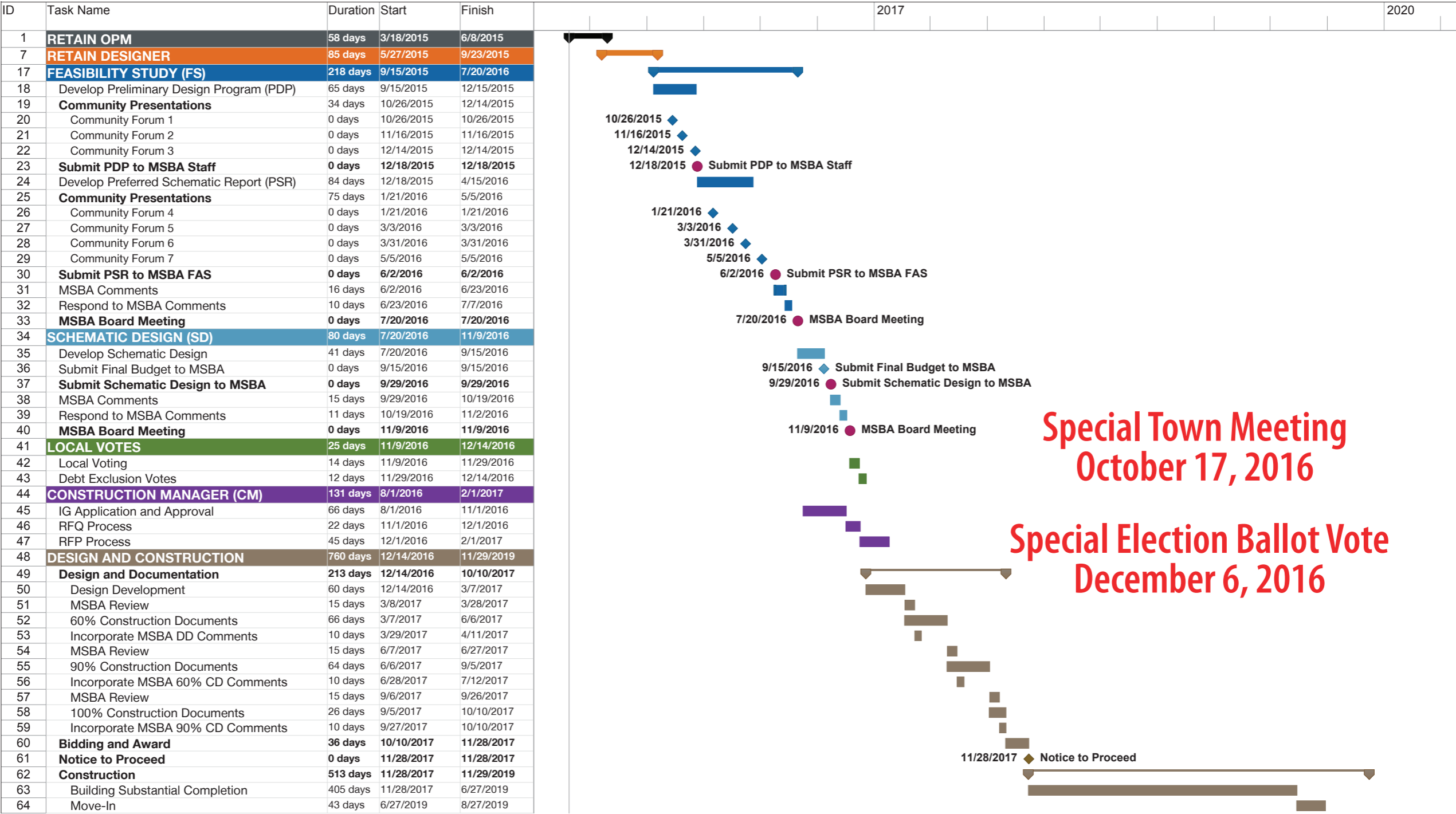
Project Schedule



Project Schedule



Project Schedule



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
- (5) Town Board Presentations
 - Capital Outlay
 - 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 *(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



D1

CAUTION

CAUTION

CAUTION

CAUTION

CAUTION

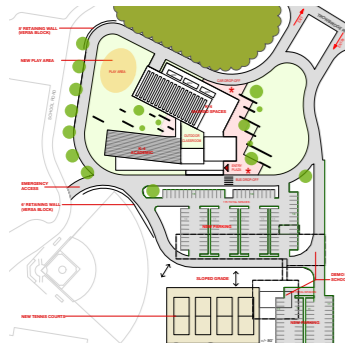
CAUTION

CAUTION



Design Options Evaluated

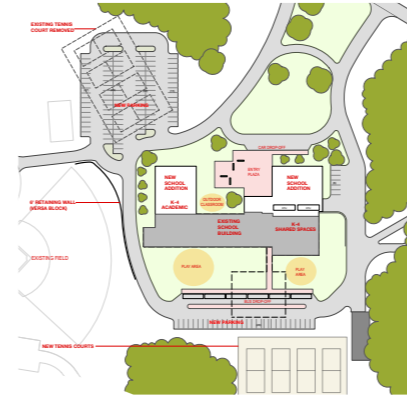
New Peebles (Grades 3 through 5)



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

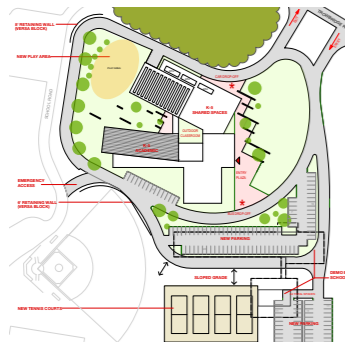
- One district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5th grade remains in the middle school



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

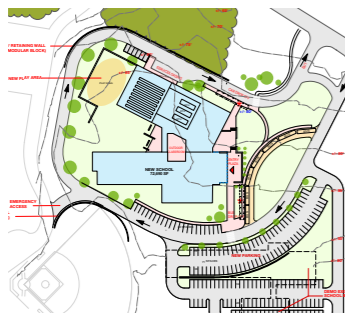
- Elementary schools remain on each side of the canal
- New school building on the Peebles Elementary School site
- 5th grade in an elementary school setting



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

Grades PK to 2

Early Elementary

Peebles

Grades 3 to 5

Intermediate Elementary

Existing BMS

Grades 6 to 8

Middle School

District Wide Solution - Grade Span Schools

Bournedale

Grades PK to 2

Early Elementary

Peebles

Grades 3 to 5

Intermediate Elementary

BMS

Grades 6 to 8

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)



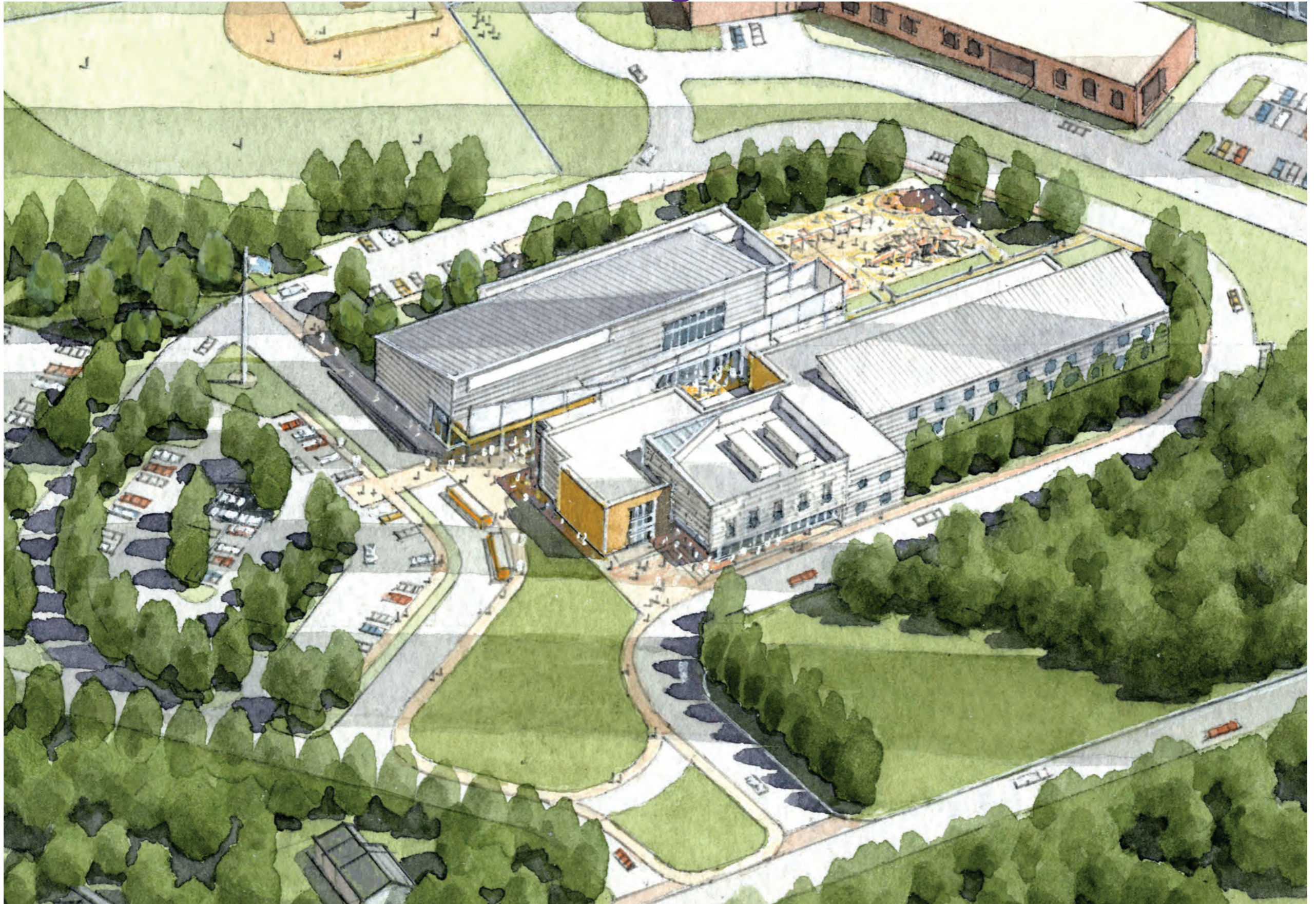
Site Benefits

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

New Peebles (Grades 3 through 5)



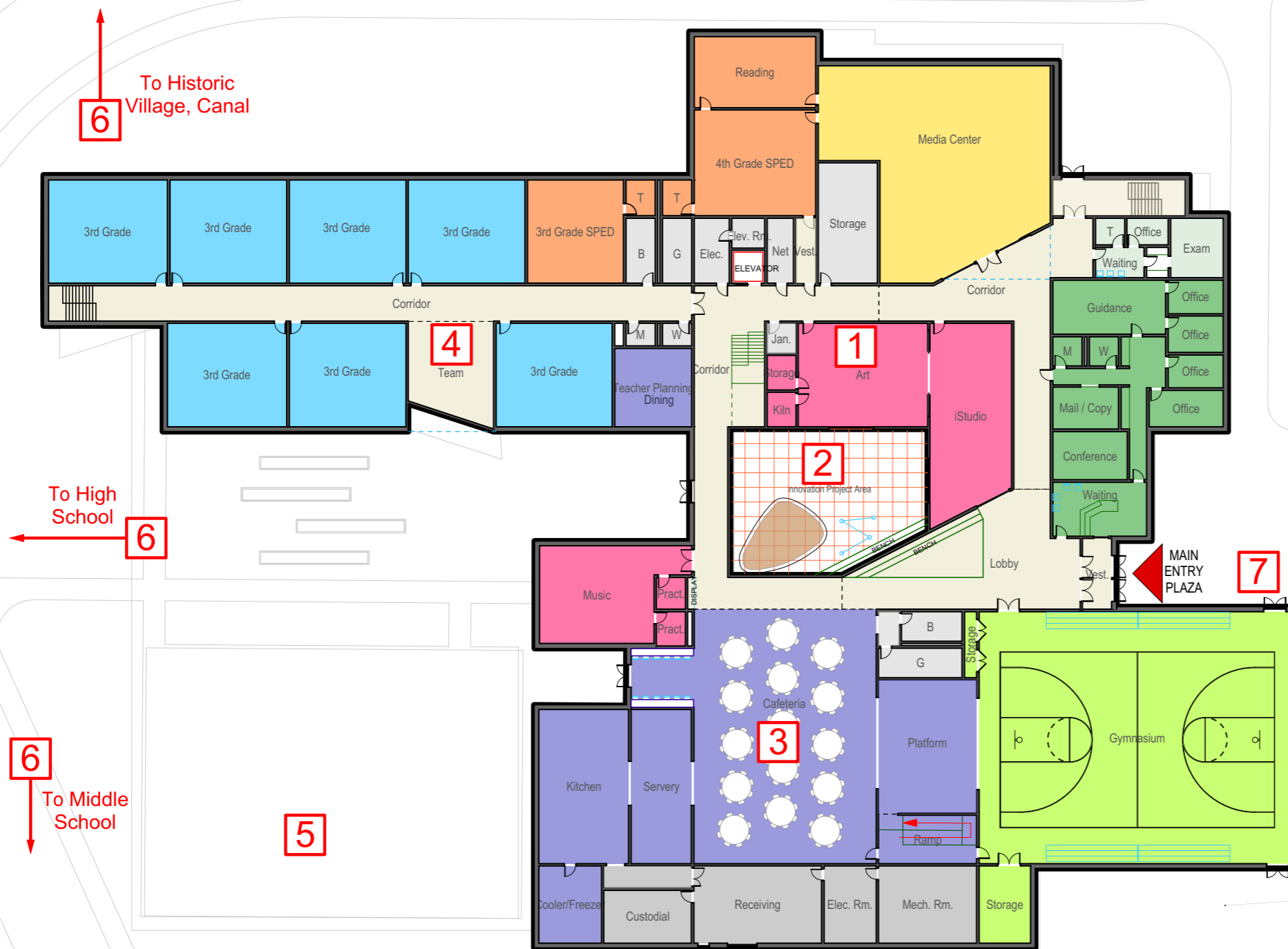
New Peebles (Grades 3 through 5)



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



0 40 80 FT

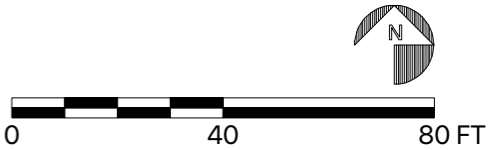
New Peebles (Grades 3 through 5)

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 <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

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 REIMBURSEMENT

Project Costs

		Peebles (3-5) Peebles Elementary 460 students
		New Construction
Gross SF		72,680 SF
Construction Cost \$ (Hard Cost)	Building	\$24.62
	Hazmat/Demo	\$1.45
	Sitework	\$4.84
	Total	\$30.91M
Soft Cost \$	Fees & Expenses	\$5.44M
	FF&E	\$1.38M
	Contingencies	\$2.19M
TOTAL		\$39.91M
Cost per SF		\$549

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	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

Project Costs

Total project cost	\$39.91 million
Reimbursement rate	48.63%

Maximum total grant	\$15.15 million
Cost to Bourne	\$24.76 million

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 14, 2016 - Capital Outlay Presentation**
- **September 14, 2016 - Warrant due to Selectman**
- **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 17, 2016 - Special Town Meeting**
- **October 18, 2016 - Selectman Vote Ballot Question Language**
- **November 09, 2016 - MSBA Board Meeting to approve project to bring to voters**
- **November 22, 2016 - Selectman Sign Ballot Warrant**
- **December 06, 2016 - Special Election Ballot Vote**

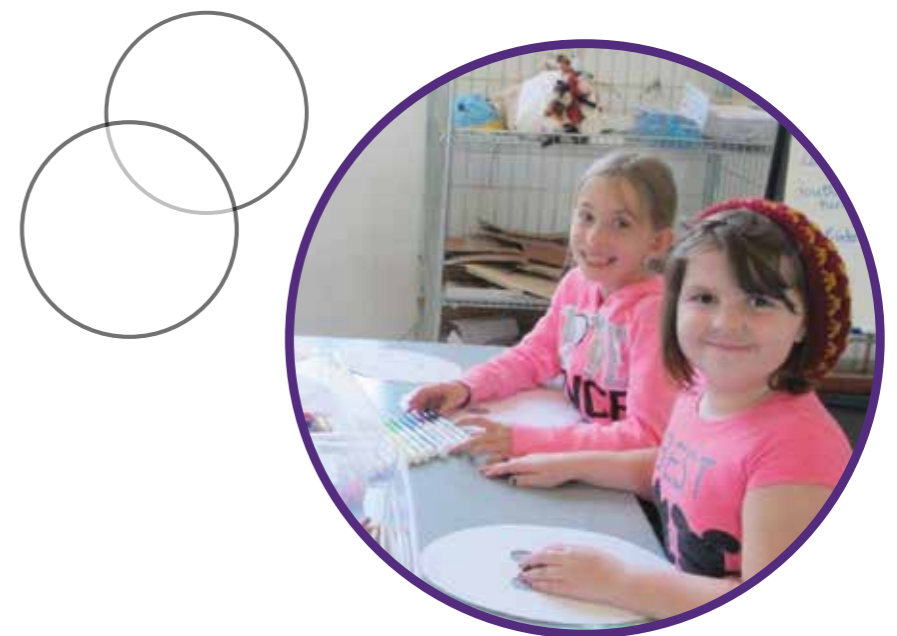
Bourne Elementary Schools *School Project Information*

Go to:

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

Project Website: www.newpeebles.weebly.com

Project Email: sbc@townofbourne.com



Questions?