# Peebles Elementary School Feasibility Study



## **Project Need**

The Peebles Elementary School is an aged facility requiring

significant upkeep without long term educational benefits.

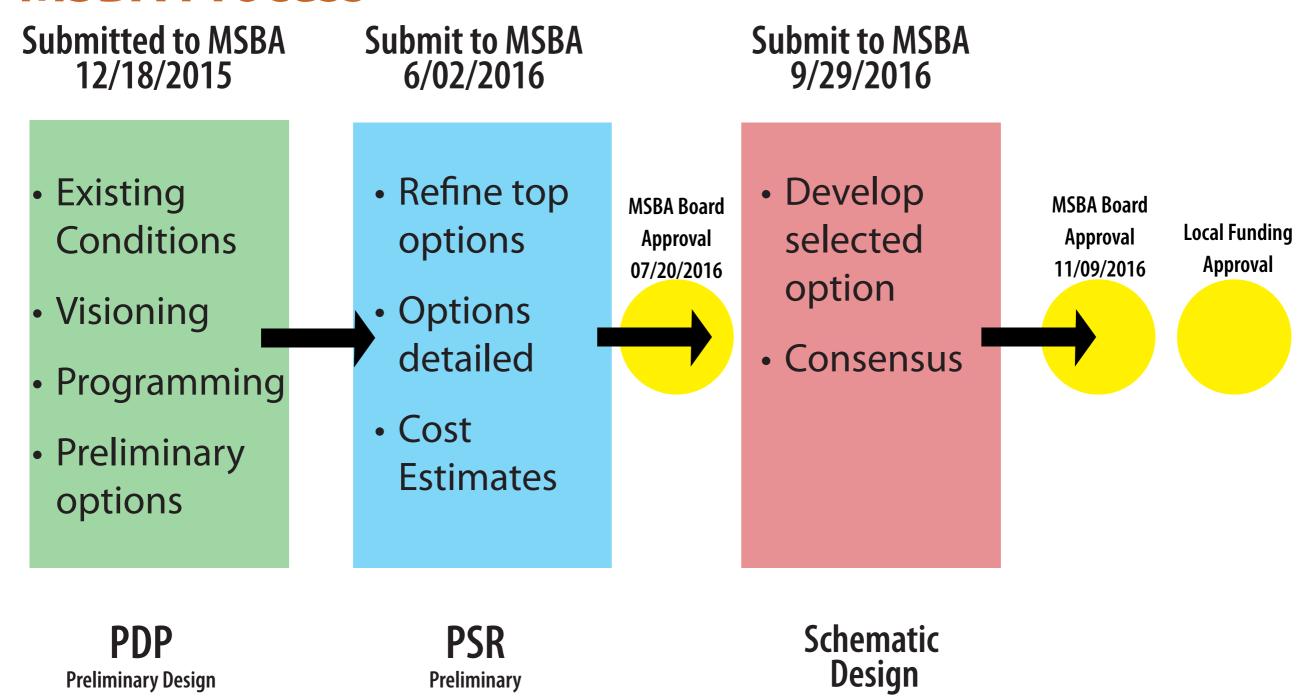
Voters approved the feasibility study to mitigate these

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 21<sup>st</sup> Century Educational spaces
- Provide a place Bourne can be proud of

### **MSBA Process**



**Schematic Report** 

**Program** 

### **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 Sumitted 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

### **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

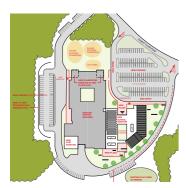
- New school building on the Peebles Elementary School
- Elementary schools remain on each side of the canal



### 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 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.

# DESIGN OPTIONS SCHEDULE & COST MODELS

### **Construction Schedule**

		Option 1A (K-4)	Option 1G (K-4)	Option 2A (PK-4)	Option 4A (K-5)	Option 4B (K-5)	<b>Option 5A (3-5)</b>
1		Peebles New Construction	Peebles New Construction	Bournedale Add/Reno	Bournedale Add/Reno	Bournedale Add/Reno	Peebles New Construction
		250 students	250 students	725 students	410 students	410 students	460 students
Gross SF		57,248 SF	57,248 SF	114,593 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

<sup>\*</sup> Estimated Construction Schedule subject to change as project is refined

<sup>\*\*</sup> Options 1G and 2A 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		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	Only
Gross SF		57,248 SF		62,293 SF	72,473 SF		<b>72,680</b> SF	55,190 SF
	Building	\$22.62M	\$23.15M	\$25.29M	\$26.14M	\$26.82M	\$26.19M	\$10.53M
Construction	Hazmat/Demo	\$1.7M	\$1.24M	\$0	\$1.7M	\$1.21M	\$1.68M	\$1.16M
Cost \$	Sitework	\$4.04M	\$4.17M	\$4.46M	\$4.18M	\$4.61M	\$4.2M	\$.38M
(Hard Cost)	Total	\$28.36M	\$28.56M	\$29.75M	\$32.02M	\$32.64M	\$32.07M	\$12.07M
	Fees & Expenses	\$5.4M	\$5.54M	\$5.48M	\$5.8M	\$5.98M	\$5.8M	\$2.8M
Soft Cost \$	FF&E	\$.75M	\$.75M	\$1.02M	\$1.23M	\$1.23M	\$1.38M	\$.25M
	Contingencies	\$1.99M	\$2.57M	\$2.38M	\$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  New Addition: 46,493 Extensive Reno: 15,800	\$41.29M	\$42.78M  New Addition: 34,916 Extensive Reno: 37,557	\$41.49M	\$16.8M
Cost per SF		\$637	\$654	\$620	\$570	\$590	\$571	\$304

<sup>\*</sup> Estimated Cost subject to change as project is refined and appropiation vote date is established

eet MSBA standards ns (appox. 46,493 SF and 15,800 SF respectiv

<sup>\*\*</sup> Base Repair Only Option does not address the educational deficiencies in the school and does not m

<sup>\*\*\*</sup> Option 2A cost per SF based on the sum of the Building Addition Area and Area of Major Renovatio

## DESIGNOPTIONS 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 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

<sup>\*</sup> 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 <b>*</b> *	\$ \$26.6M	\$27.31M	\$26.77M



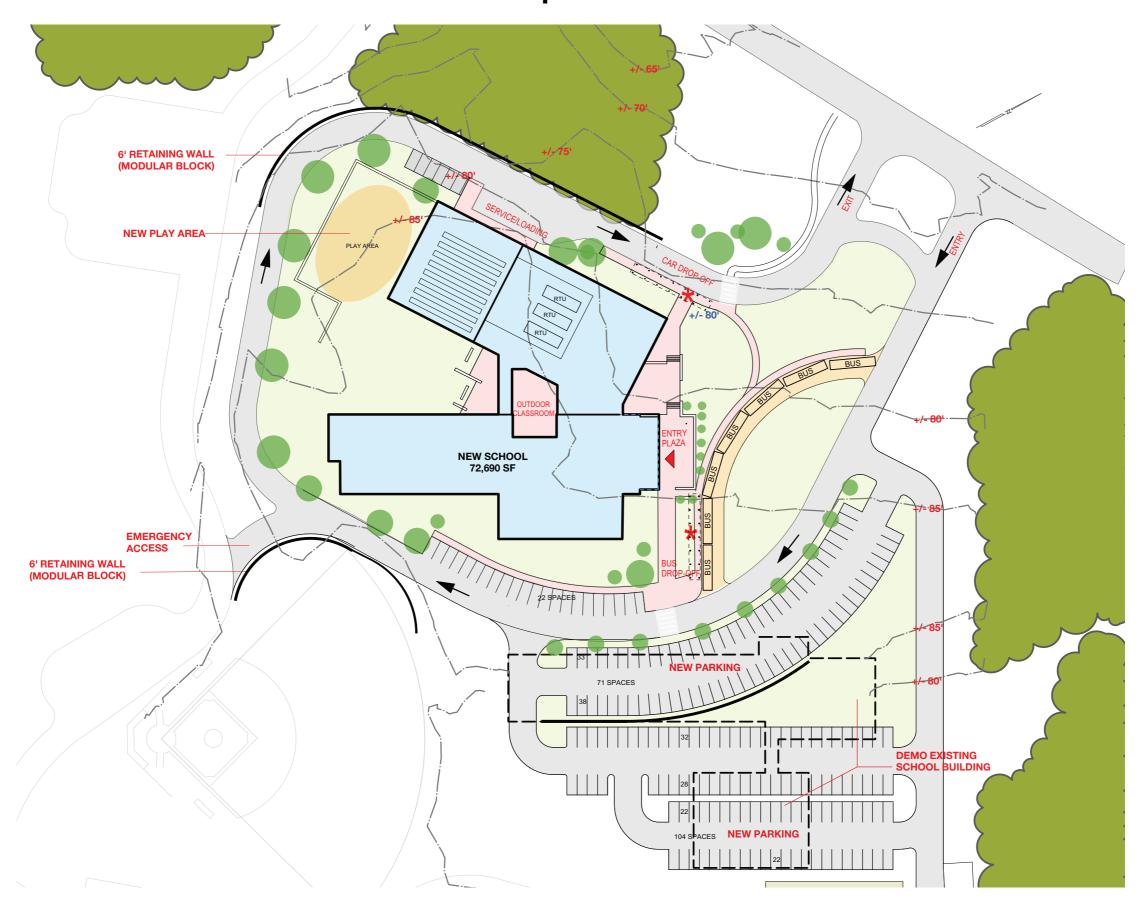


<sup>\*</sup> Costs subject to change as project is refined

<sup>\*\*</sup> Option 2A costs subject to change based on MSBA Recent Previously Reimbursed Project Review

## PREFERRED ALTERNATIVE

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



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



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



### **Project Costs**

Total project cost

\$41.49 million

Reimbursement rate

47.84%

(of Eligible Costs)

Approximate MSBA Grant

\$14.72 million

ApproximateCost to Bourne

\$26.77 million

## **Tax Impact**

Cost to Bourne

**\$26.77** million

Annual Residential Tax

**\$0.48** per **\$1000** 

Increase per \$1000 Valuation

Annual Residential Tax

\$192.92

Increase per Average Home Value

(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





## Questions?