

District: Town of Westwood  
 School Name: Paul R. Hanlon Elementary School  
 Recommended Category: Preferred Schematic  
 Date: August 19, 2020

## **Recommendation**

That the Executive Director be authorized to approve the Town of Westwood (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Paul R. Hanlon Elementary School and the existing Deerfield Elementary School with a new grades K-5 facility on the site of the existing Paul R. Hanlon Elementary School.

MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

<b>District Information</b>	
District Name	Town of Westwood
Elementary School(s)	Downey Elementary School (PK-5) Deerfield Elementary School (K-5) Martha Jones Elementary School (K-5) Paul R. Hanlon Elementary School (K-5) William E. Sheehan Elementary School (K-5)
Middle School(s)	E. W. Thurston Middle School (6-8)
High School(s)	Westwood High School (9-12)
Priority School Name	Paul R. Hanlon Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1953
Existing Square Footage	31,600
Additions	Modular addition in 2004
Acreage of Site	8.5 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> <li>– Structural integrity</li> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.</p>
Original Design Capacity	Unknown
2019-2020 Enrollment	209
Agreed Upon Enrollment	Study Enrollment includes the following configurations: -315 students (grade configuration K-5)

<b>District Information</b>	
	-560 students (grade configuration K-5, consolidation with Deerfield) (Preferred Schematic) -685 students (grade configuration K-5, consolidation with Sheehan)
Enrollment Specifics	Contingent upon the Board's approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 560 students in grades K-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	December 13, 2017
Invitation to Feasibility Study	February 13, 2019
Preferred Schematic Authorization	On August 26, 2020 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on February 2021
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	35.42%

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	Compass Project Management, Inc.
Designer	Dore & Whittier Architects, Inc.

## Discussion

The existing Paul R. Hanlon Elementary School is a one-story 31,600 square-foot facility located on an 8.5-acre site. The original school building was constructed in 1953 with modular classrooms added in 2004 and currently houses students in grades K-5.

The District identified numerous deficiencies in the Statement of Interest for the Hanlon Elementary School, including overcrowding, inadequate art and music instructional spaces, an undersized library and cafeteria, structural concerns, accessibility concerns, roof issues, building envelope issues, HVAC system issues, electrical system issues, and thermal comfort concerns as a result of having inadequate heating/ventilation and temperature control. Additionally, the building lacks adequate space to deliver many of the special education programs including the lack of permanent dedicated space for Operational Therapy services.

The District requested, and the MSBA agreed, to study potential solutions that include the consolidation of the Hanlon Elementary School students with the Deerfield or Sheehan Elementary School student populations.

The Deerfield Elementary School is a one-story 29,304 square-foot facility located on an 8.5- acre site. The original school building was constructed in 1951 and modular classrooms were added in 1984. The Sheehan Elementary School is a two-story 45,540 square-foot facility located on a 4.2- acre site. The original school building was constructed in 1948 with a two-story classroom, cafeteria, and gymnasium addition constructed in 1967. Both facilities currently serve students in grades K-5.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied 15 preliminary options which include a base repair option, four addition/renovation options, and 10 new construction options. The following is a list of the preliminary options considered, which includes options for each of the District's three study enrollments: 315 students (grades K-5) in the Hanlon Elementary School, 560 students (grades K-5) in a consolidated Hanlon and Deerfield Elementary School scenario, and 685 students (grades K-5) in a consolidated Hanlon and Sheehan Elementary School scenario.

#### **List of Options from the Preliminary Evaluation of Options**

Option Name	Option Description	Enrollment Option	Site
1	Capital Improvements & Code Upgrade to Hanlon ES	315 students	Hanlon
2	Addition/Renovation – Hanlon ES	315 students	Hanlon
3	Addition/Renovation – Hanlon + Deerfield	560 students	Hanlon
4	Addition/Renovation – Hanlon + Sheehan	685 students	Hanlon
5	Addition/Renovation – Hanlon + Sheehan	685 students	Sheehan
6	New Construction - Hanlon ES	315 students	Hanlon
7	New Construction - Hanlon + Deerfield	560 students	Hanlon
8	New Construction - Hanlon + Deerfield	560 students	Hanlon
9	New Construction - Hanlon + Deerfield	560 students	Hanlon
10	New Construction - Hanlon + Deerfield	560 students	Hanlon
11	New Construction - Hanlon + Sheehan	685 students	Hanlon
12	New Construction - Hanlon + Sheehan	685 students	Hanlon
13	New Construction - Hanlon + Sheehan	685 students	Sheehan
14	New Construction - Hanlon + Sheehan	685 students	Sheehan
15	New Construction - Hanlon + Sheehan	685 students	Sheehan

The District determined early in the Preliminary Design phase, that the Deerfield School site would not be considered for further evaluation primarily because there is limited buildable area on the site to support a consolidated school project for 560 students serving the Hanlon and Deerfield student populations. The District indicated that the Deerfield site offered no opportunities for expansion, and any proposed project at that location would double the number of students currently on the 8.54 acres site.

The (15) options listed above were studied and ranked against the following evaluation criteria categories developed by the School Building Committee: (1) Education; (2) site; (3) traffic; (4) community; (5) sustainability; (6) logistics/construction impact; and (7) cost per square foot. The District indicated that “Option 1” scored the lowest in all categories and did not merit further evaluation but would be advanced for cost comparison purposes only.

“Options 2 and 3”, were eliminated from further consideration as the District determined these options did not meet the educational adjacency requirements, District goals, offer limited community use or benefits, and include significant impact to students during construction. “Option 5” was eliminated from further consideration as the District determined the size of the site is not adequate to accommodate a facility for a 685-student population, includes significant traffic concerns, and includes considerable impact to students during construction phasing.

The District determined that although “Options 8 and 9” best meet the educational and sustainability goals and had very little impact to students during construction, the District indicated these options were eliminated from further consideration because the organizational layout of floorplans were less desirable compared to other options. The District eliminated “Option 12” from further consideration primarily due to anticipated traffic impact concerns as well as including an undesirable organizational layout of the floorplan.

Finally, “Options 13 and 14” were also eliminated from further consideration as the District determined that the site would not accommodate a facility for a 685-student population, these options include significant traffic concerns, as well as the need to provide bussing to students that previously walked to their school. Additionally, the District determined that limited community access with fewer playing fields were proposed in these options, as well as considerable impact to students during construction phasing.

MSBA staff and the District agreed to seven final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below.

#### **Summary of Preliminary Design Pricing for the Final Evaluation of Options**

<b>Option Name &amp; Description</b>	<b>Total Gross Square Feet</b>	<b>Square Feet of Renovated Space (cost*/sf )</b>	<b>Square Feet of New Construction (cost*/sq. ft.)</b>	<b>Site, Building Takedown, Haz Mat. Cost*</b>	<b>Estimated Total Construction ** (cost*/sq. ft.)</b>	<b>Estimated Total Project Costs</b>
Option 1: Capital Improvements & Code Upgrade at Hanlon ES (315 students)	31,600	31,600 \$456/sf	-	\$4,834,110	\$19,244,814 \$609/sf	\$25,293,138
Option 4: Addition/Renovation at Hanlon ES (685 students)	125,603	22,000 \$592/sf	103,603 \$531/sf	\$15,384,838	\$83,378,610 \$664/sf	\$107,117,930
Option 6: New Construction at Hanlon ES site (315 students)	87,545	-	87,545 \$488/sf	\$12,489,208	\$55,175,428 \$630/sf	\$69,725,285
<b><i>Option 7: New Construction at Hanlon ES site (560 students) ***</i></b>	<b><i>113,141</i></b>	<b><i>-</i></b>	<b><i>113,141 \$515sf</i></b>	<b><i>\$13,721,326</i></b>	<b><i>\$71,996,103 \$636/sf</i></b>	<b><i>\$90,647,966</i></b>
Option 10: New Construction at Hanlon ES site (560 students)	113,141	-	113,141 \$501sf	\$15,021,178	\$71,687,786 \$634/sf	\$90,373,061
Option 11: New Construction at Sheehan ES site (685 students)	132,258	-	132,258 \$484sf	\$15,232,107	\$79,278,435 \$599/sf	\$98,666,264

Option Name & Description	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf )	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option 15: New Construction at Sheehan ES site (685 students)	132,258	-	132,258 \$486sf	\$15,087,669	\$79,314,709 \$600/sf	\$100,232,183

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\*District's Preferred Schematic

Based on additional analysis conducted during the preferred schematic phase, the District concluded that a Hanlon and Deerfield consolidation of 560 students on the site of the existing Hanlon School would be the preferred study enrollment option. The District determined that this consolidation impacts the least number of students/families, results in the least impact to current traffic patterns, provides the greatest potential for student-walkers across the district, maintains existing neighborhoods, and creates favorable utilization across all schools.

Based on the above, the District has selected “Option 7”, new construction at the Hanlon Elementary School site that consolidates the Hanlon and Deerfield Elementary Schools, as the Preferred Schematic to proceed into Schematic Design. The District selected this option as its Preferred Schematic because it best meets the educational and sustainability goals identified by the District; satisfies the District’s requirements for site access, parking and fields; has limited impact on traffic patterns; meets community access and benefit goals; and offers a less impactful disruption to students during construction.

Although “Option 4” meets the majority of the educational program and visioning goals for the entire K-5 population, and is better aligned with the District’s sustainability goals, the District did not select this option because it does not fulfill the District’s preferred enrollment requirements. The District also determined that this option has a greater potential impact to current traffic patterns, site circulation, and students during construction. The District indicated that “Option 6” was not selected because it does not fulfill the preferred enrollment requirement and would result in an imbalance in class sizes across the elementary schools and continue the issue of inequity among schools within the district.

Although “Option 10” fulfilled the District’s preferred enrollment requirements and ranked 2<sup>nd</sup> in the final evaluation of alternatives, the District did not select this option primarily because the public-private separation requirements of the proposed project were more difficult to achieve. The District also determined that the location of the library was not integral with the small learning communities and the proposed location of the gymnasium is far from the fields.

Finally, “Options 11 and 15”, were not selected by the District primarily because these options do not fulfill the preferred enrollment requirements and involve significant concerns with redistricting boundaries and traffic impact.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on August 5, 2020. At that meeting, FAS members discussed a number of

items including, an appreciation for the Educational Program; thoughtful design and flexibility of proposed spaces for community use; distribution of Special Education spaces; the proposed building orientation; site constraints and building integration into natural topography; consideration to provide full blackout capability to support the science program; square footage of the gym and opportunity to provide increased frequency of physical education; district's sustainability goals and reiteration of the needs to operate the Net Zero sustainable design system; design consideration related current health crisis; community outreach and support for the project; and the District's targeted budget and cost drivers for the estimated project costs.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found:

- 1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's Preferred Schematic is reasonable and cost-effective and meets the needs identified by the District.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) The District's Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing a Project Scope and Budget Agreement.
- 4) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 5) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Town of Westwood be approved to proceed into Schematic Design to replace the existing Paul R. Hanlon Elementary School and the existing Deerfield Elementary School with a new grades K-5 facility on the site of the existing Paul R. Hanlon Elementary School.