Swampscott Elementary School
Feasibility Study

September 18, 2013

collaborative partners

Massachusetts School Building Authority

SETTLED IN 1629 • INCORPORATED AS SWAMPSCOTT MA 1852

MVG
MOUNT VERNON GROUP ARCHITECTS

Swampscott Public Schools

Partnering for Success

Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Swampscott School Building Committee

The Town of Swampscott

MOUNT VERNON GROUP ARCHITECTS

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Agenda

- Background/Project history
- Educational plan and needs
- Review of alternative schemes
- YOUR questions, comments and concerns
- Schedule and next steps

Swampscott School Building Committee

Town Government

Tom Younger, Town Administrator
Barry Greenfield, Board of Selectman
Kenneth Ardon, Finance Committee

School Committee

Carin Marshall, member

Swampscott Public Schools Admin & Staff

Pamela Angelakis, Assistant Superintendent
Edward Cronin, Business Administrator
Garrett Baker, Facilities Director & MCPPO
Sandra Rivers, Principal, Hadley ES
Nancy Hanlon, Teacher

Community Representatives

Joe Crimmins, Parent, Attorney
Glenn Paster, Parent, Communications
Niles Tooher, Parent, Engineer
Laurier Beaupre, ex-officio

Project History

- Master Plan Study
- MSBA Involvement
- Feasibility Study

Why We Need To Take Action

- Immediate State Funding
- Obsolete facility – currently 88-102 years old
- Reduce Operational cost

Improved Facility Efficiencies

- EDUCATIONAL OPPORTUNITIES
- DEDICATED PROGRAM SPACES
- TECHNOLOGY
- IMPROVED SAFETY AND ACCESSIBLE BUILDING

Feasibility Study Scope

- Existing Conditions Verification: Site and Buildings
- Plan Options
- Cost Estimate

Site Plan Analysis

- **Geotechnical Survey:** Test Pits, Water table, Soils Analysis, Ledge, Soil Bearing Capacity
- **Site Environmental Analysis**
- **Site Survey:** Boundary, Utilities, Topography
- **Traffic Analysis:** Parking, On /Offsite circulation, School Schedules, Traffic flow, On Site Deliveries, Vehicle counts, Queue Lines
- **Storm Water Management, Wetlands**
- **Utility Analysis:** Water, Sanitary, Sewer, Gas
- **Next Steps-**

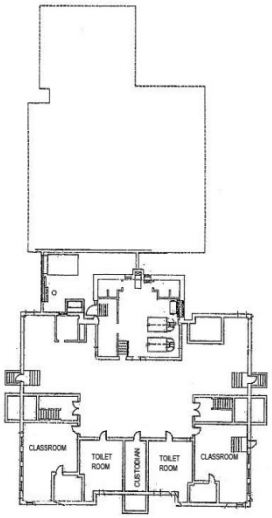
Feasibility Design - Alternative A (275 students)

Machon Elementary School – Minor Renovation / Addition

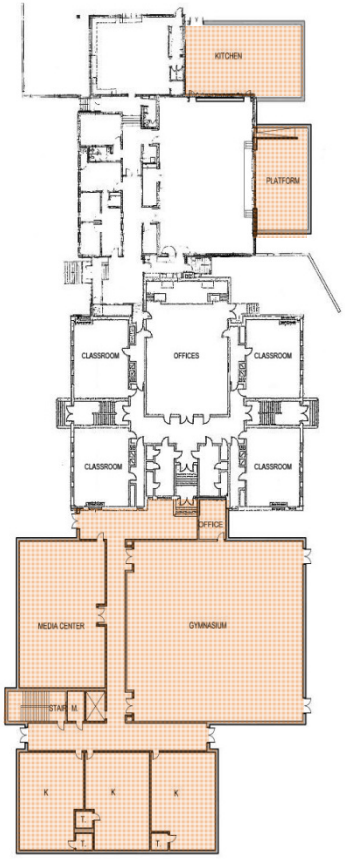
Site Plan

Feasibility Design - Alternative A (275 students)

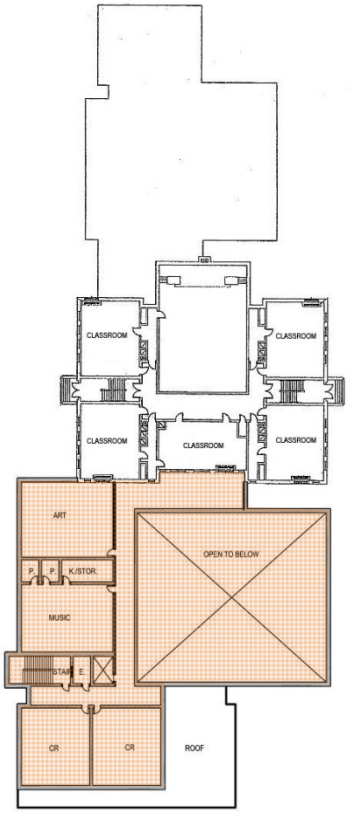
Machon Elementary School – Minor Renovation / Addition



BASEMENT FLOOR PLAN
EXISTING: 8,180 SF



FIRST FLOOR PLAN
EXISTING: 13,950 SF, NEW: 18,940 SF



SECOND FLOOR PLAN
EXISTING: 5,660 SF, NEW: 8,129 SF

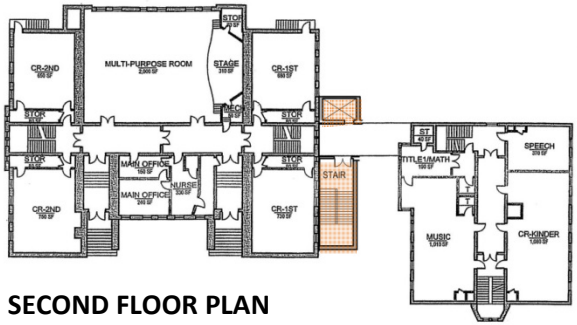
Feasibility Design - Alternative B (275 students)

Hadley Elementary School – Minor Renovation / Addition

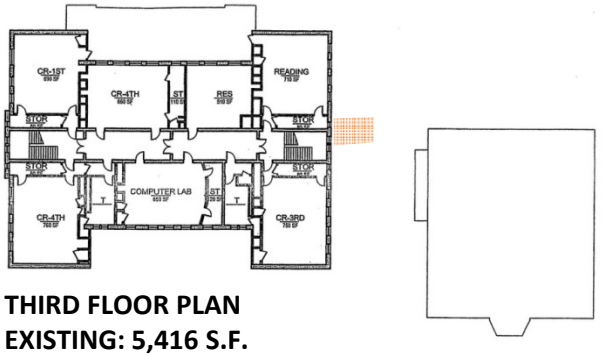
Site Plan

Feasibility Design - Alternative B (275 students)

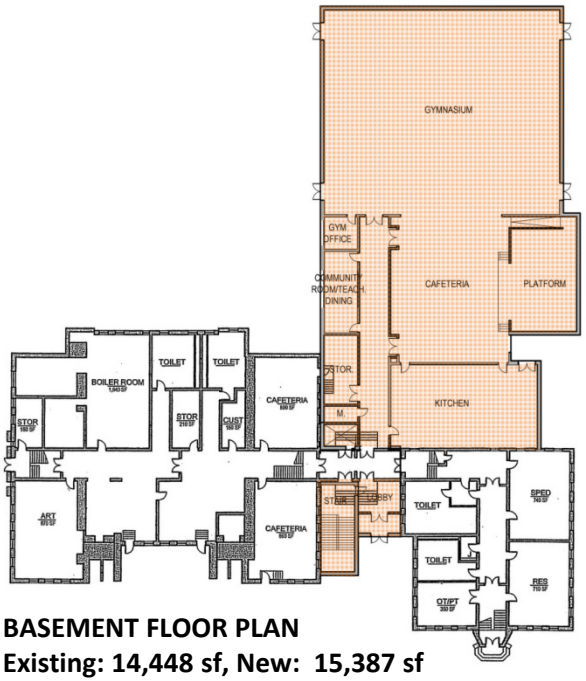
Hadley Elementary School – Minor Renovation / Addition



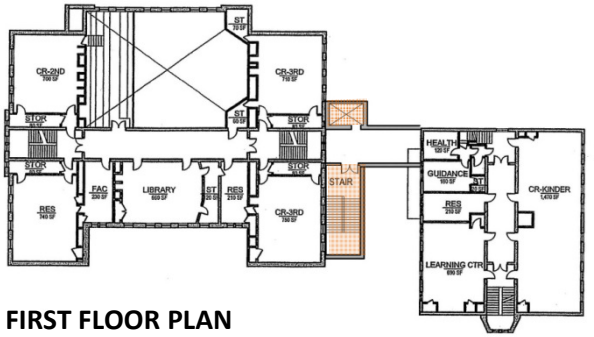
SECOND FLOOR PLAN
EXISTING: 12,122 S.F., NEW: 1,070



THIRD FLOOR PLAN
EXISTING: 5,416 S.F.



BASEMENT FLOOR PLAN
Existing: 14,448 sf, New: 15,387 sf



FIRST FLOOR PLAN
EXISTING: 13,833 SF, NEW: 1,010 SF

Floor Plans

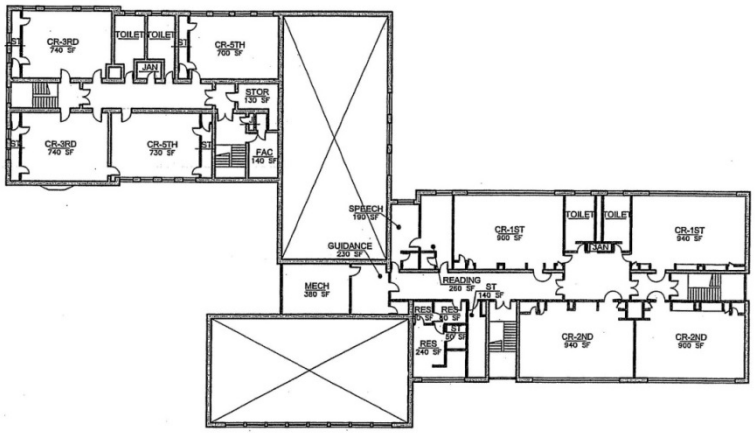
Feasibility Design - Alternative C (275 students)

Stanley Elementary School – Minor Renovation / Addition

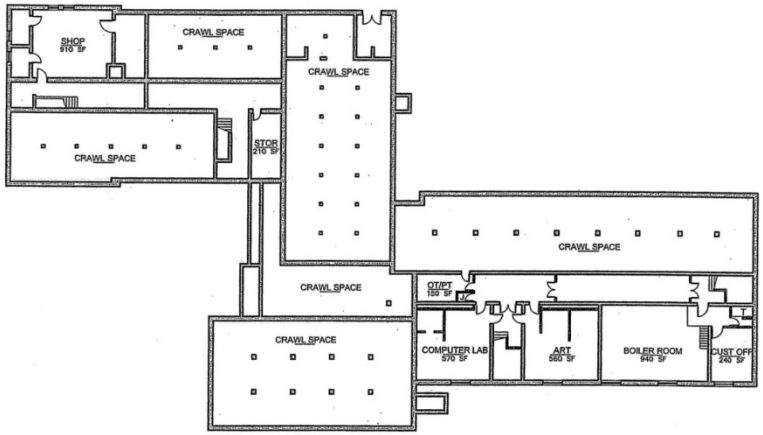
Site Plan

Feasibility Design - Alternative C (275 students)

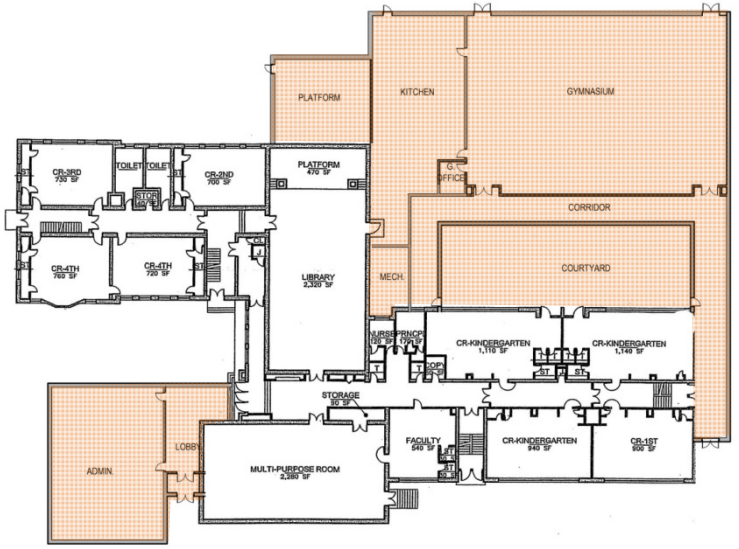
Stanley Elementary School – Minor Renovation / Addition



SECOND FLOOR PLAN
EXISTING: 13,664 SF



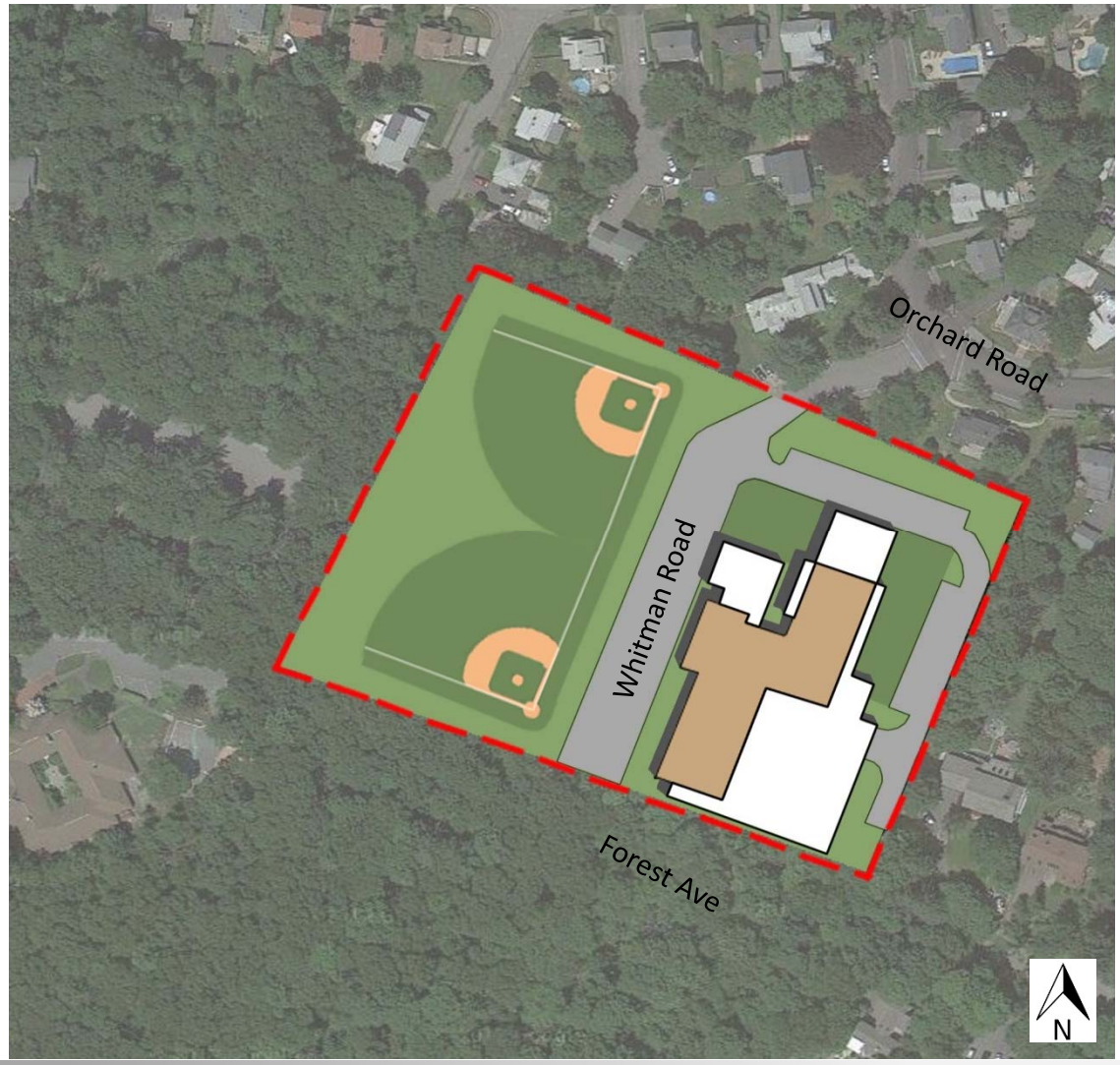
BASEMENT FLOOR PLAN
EXISTING: 7,003 SF



FIRST FLOOR PLAN
EXISTING: 19,496 SF, NEW: 16,910 SF

Feasibility Design - Alternative D (275 students)

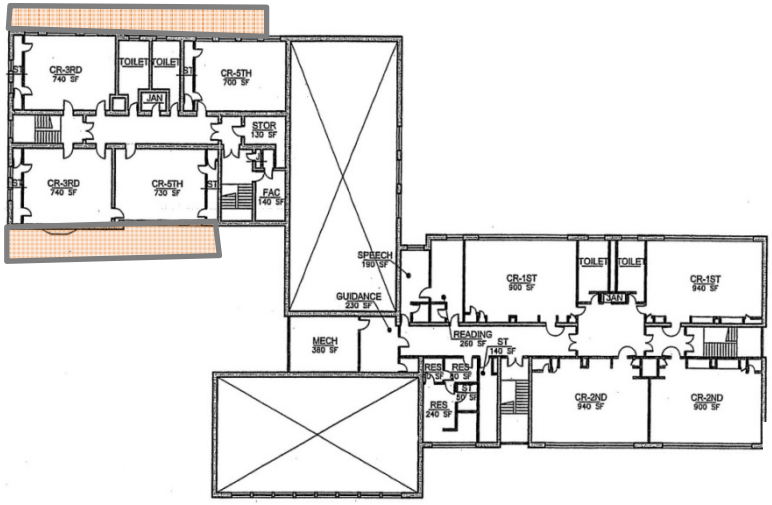
Stanley Elementary School – Enhanced Renovation / Addition



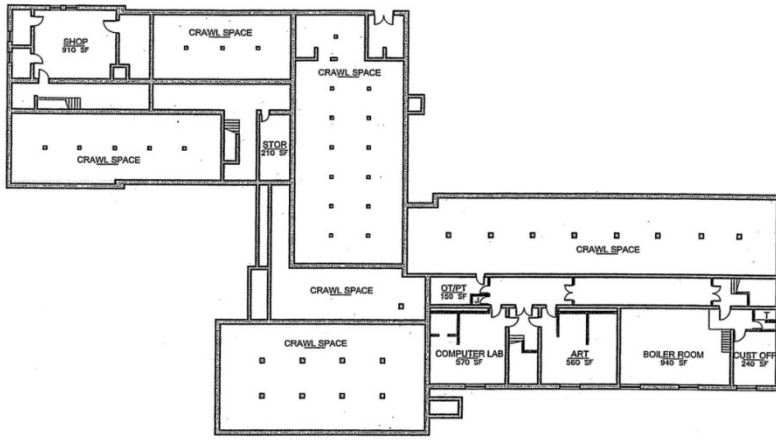
Site Plan

Feasibility Design - Alternative D (275 students)

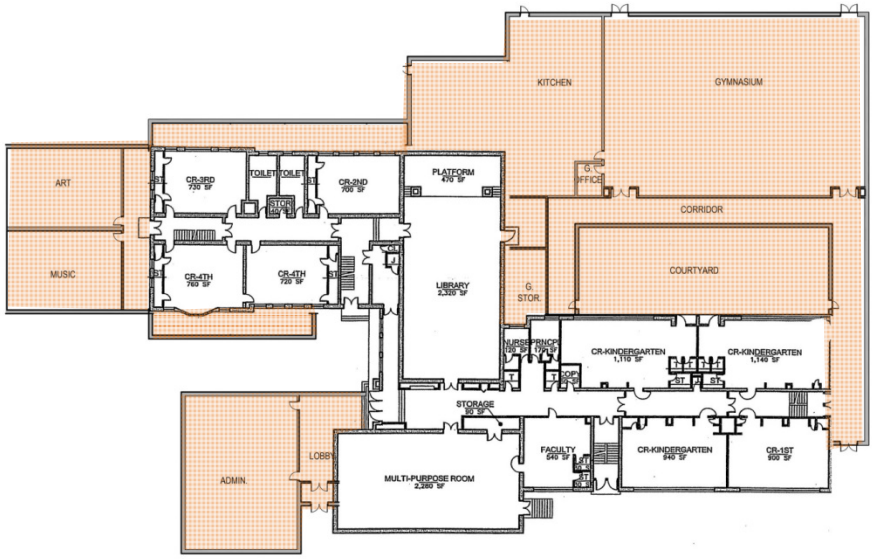
Stanley Elementary School – Enhanced Renovation / Addition



SECOND FLOOR PLAN
Existing: 13,644 sf, New: 1,321 sf



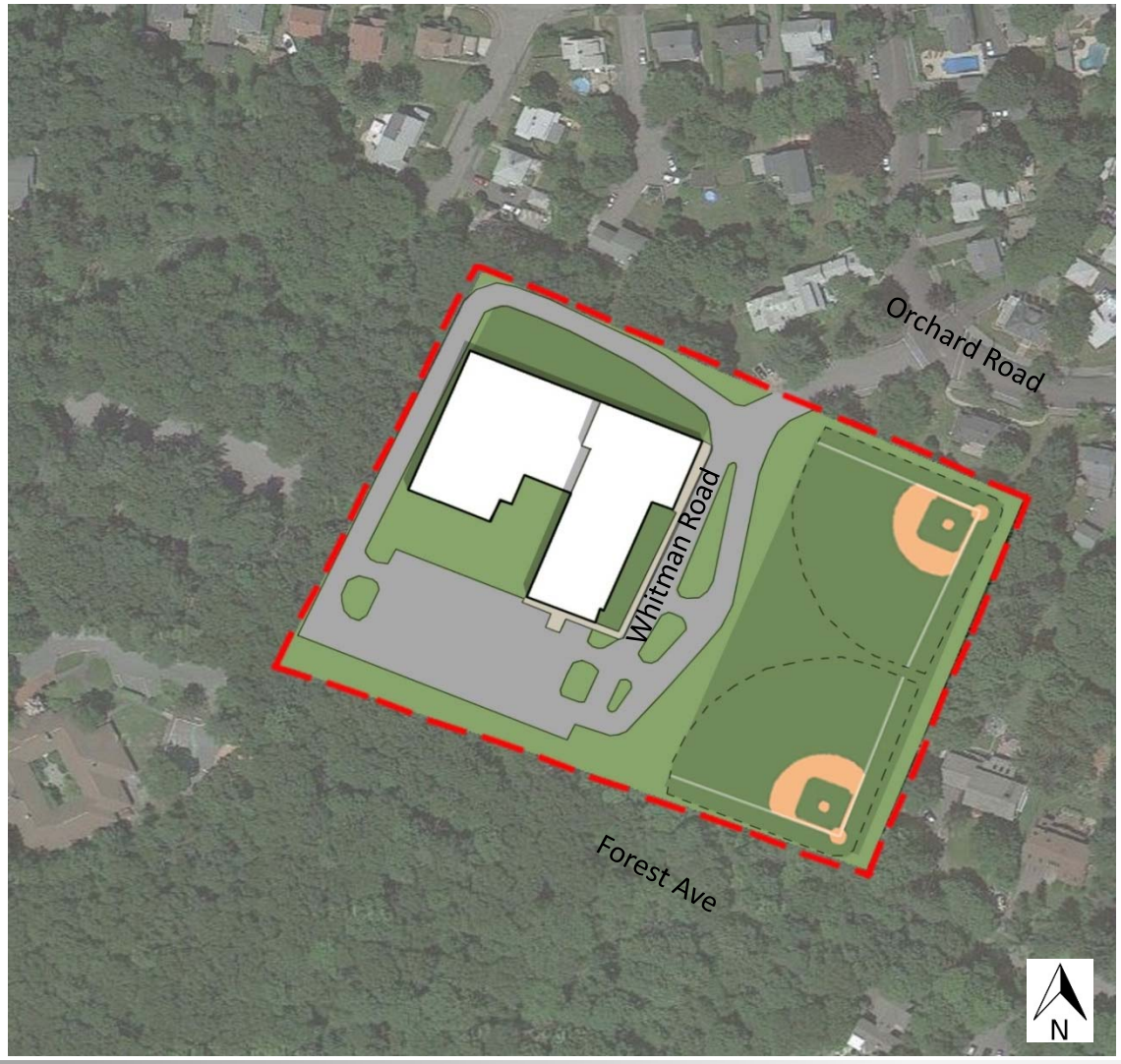
BASEMENT FLOOR PLAN
Existing: 7,003 sf



FIRST FLOOR PLAN
Existing: 19,496 sf, New: 21,100 sf

Feasibility Design - Alternative E (275 students)

Stanley Elementary School – (2 Story) New School



Site Plan

Feasibility Design - Alternative E (275 students)

Stanley Elementary School – (2 Story) New School

FIRST FLOOR PLAN
New: 37,762 sf

SECOND FLOOR PLAN
New: 18,349 sf

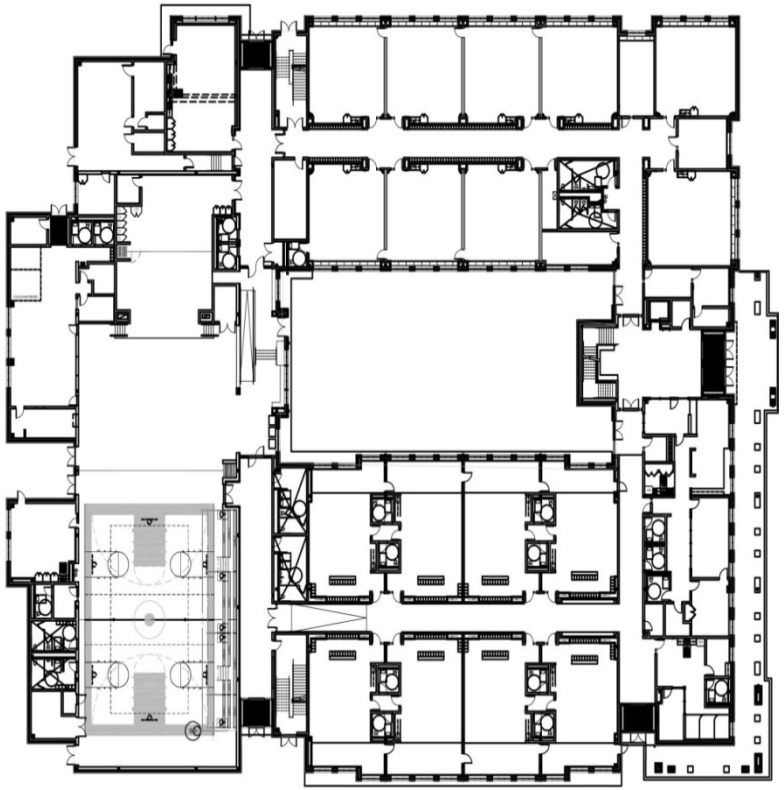
Feasibility Design - Alternative F (635 students)

Stanley Elementary School – (2 Story) New School

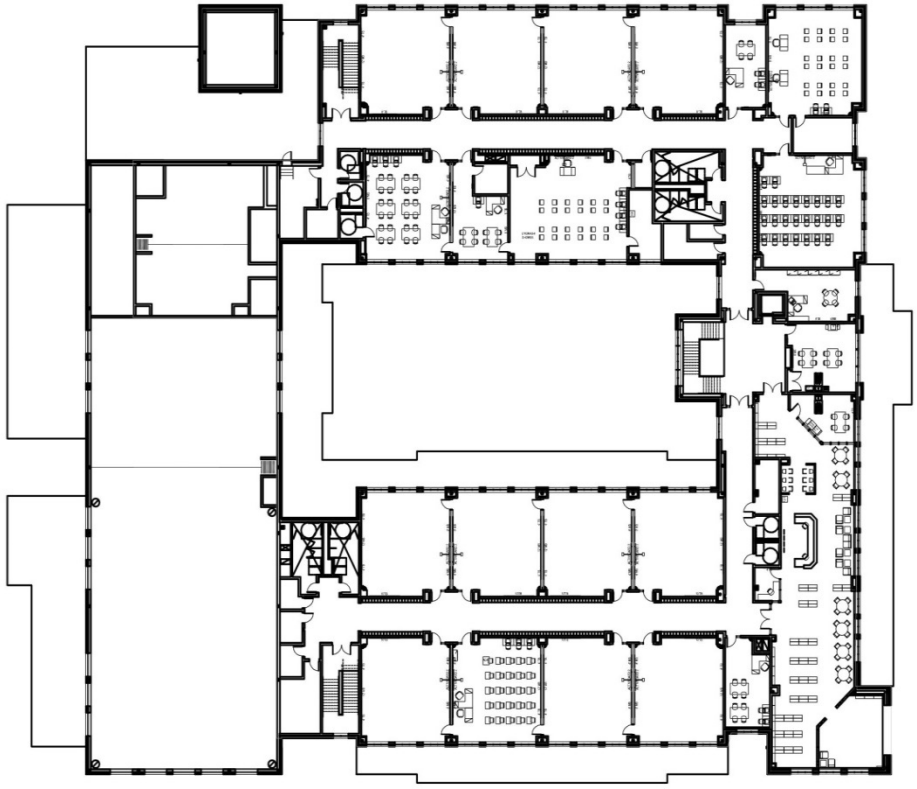
Site Plan

Feasibility Design - Alternative F (635 students)

Stanley Elementary School – (2 Story) New School



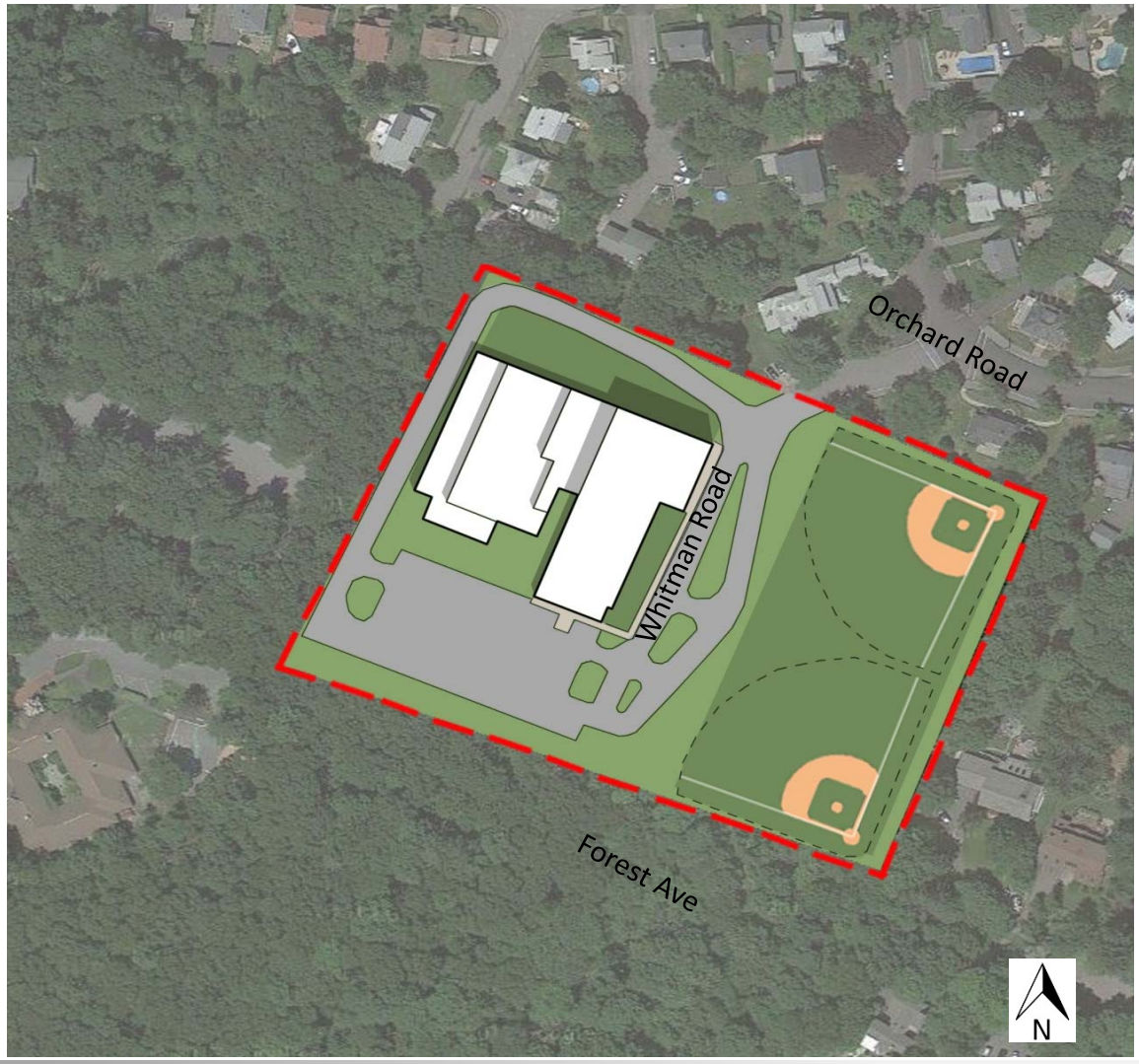
FIRST FLOOR PLAN
New: 60,000 sf



SECOND FLOOR PLAN
New: 40,000 sf

Feasibility Design - Alternative G (635 students)

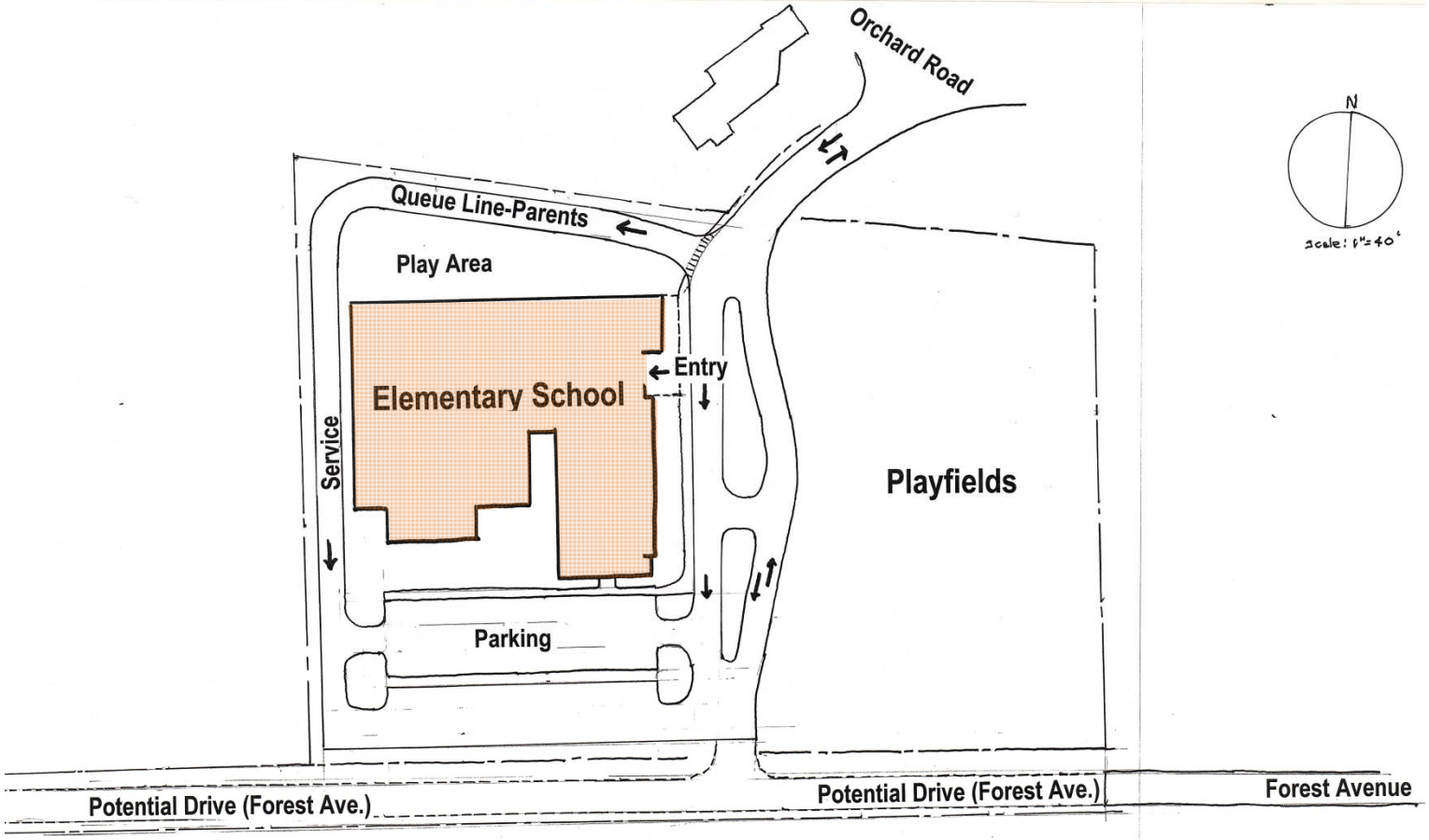
Stanley Elementary School – (4 Story) New School



Site Plan

Feasibility Design - Alternative G (635 students)

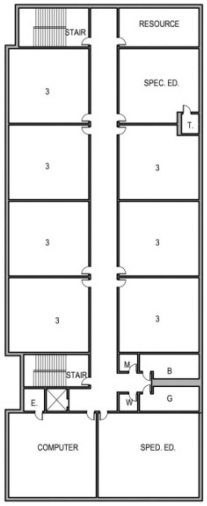
Stanley Elementary School – (4 Story) New School



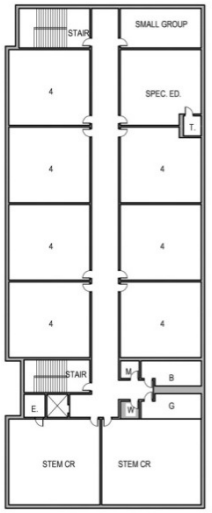
Stanley School Site Study

Feasibility Design - Alternative G (635 students)

Stanley Elementary School – (4 Story) New School



THIRD FLOOR PLAN
New : 15,800 sf



FOURTH FLOOR PLAN
New: 15,800 sf

FIRST FLOOR PLAN
New: 43,702 sf

SECOND FLOOR PLAN
New 24,981 sf

Feasibility Design - Alternative H (635 students)

Elementary School – (4 Story) New School at Middle School

Site Plan

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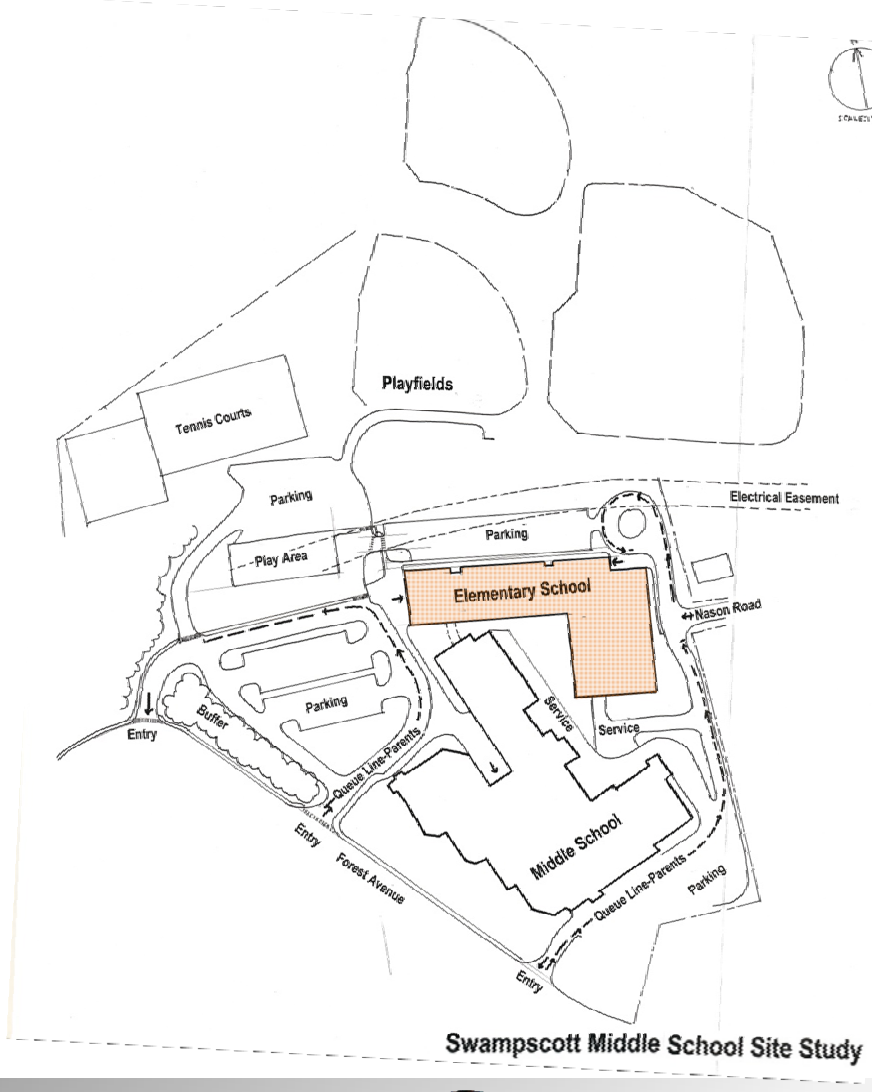
Feasibility Design - Alternative H (635 students)

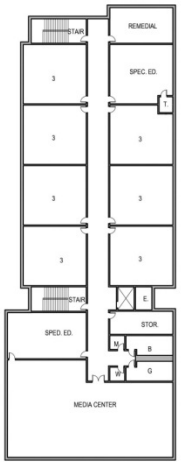
Elementary School – (4 Story) New School at Middle School



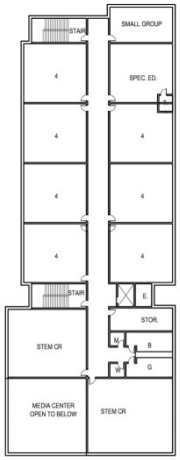
Site Plan

Feasibility Design - Alternative H (635 students)

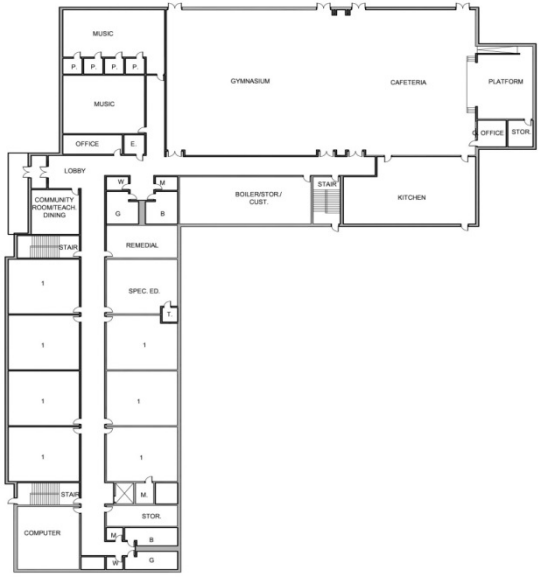
Elementary School – (4 Story) New School at Middle School



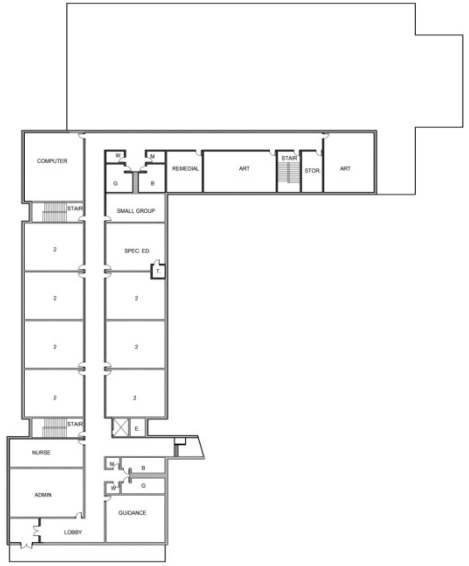
THIRD FLOOR PLAN
New: 18,276 sf



FOURTH FLOOR PLAN
New: 16,271 sf



FIRST FLOOR PLAN
New: 39,295 sf



SECOND FLOOR PLAN
New: 25,660 sf

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Floor Plans

MVG
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Cost Estimates for Feasibility Design Options

	Program does not fit on site	Program does not fit on site							
	Alt. A - Machon Elem. School Minimal Add/Renovation	*Alt. B - Hadley Elem. School Minimal Add/Renovation*	*Alt. C - Stanley Elem. School Minimal Add/Renovation*	*Alt. D - Stanley Elem. School Enhanced Add/Reno*	*Alt. E - New 2 Story Building on Stanley Elem. School Site*	*Alt. F - New 2 Story Elem. School at Stanley Site (MVG Lincoln School Model)*	*Alt. G - New 4 Story Elem. School at Stanley Site*	*Alt. H New 4 Story Elem. School at Middle School Site*	*Alt. I - Renovations of Stanley, Hadley and Clarke over time: Base Repair Option*
PROGRAM									
Enrollment	275	275	275	275	275	635	635	635	635
Total Area of Renovation	27,796	45,819	40,163	40,163	0	0	0	0	113,982
Total Area of New Construction	27,069	17,458	16,910	22,321	56,111	100,000	100,283	99,488	
Total Building Area	54,865	63,277	57,073	62,484	56,111	100,000	100,283	99,488	113,982
Construction Start	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jan-14
Project Duration	16 months	16 months	16 months	16 months	16 months	18 months	20 months	20 months	5 years
School Opens	Jan-17	Feb-17	Feb-17	Feb-17	Feb-17	Feb-17	Apr-17	Apr-17	Feb-19
TOTAL PROJECT BUDGET									
PROJECT TOTALS	$ 19,472,680.00	$ 23,683,400.00	$ 19,473,400.00	$ 21,292,800.00	$ 25,778,450.00	$ 39,710,950.00	$ 39,872,650.00	$ 38,363,900.00	$ 39,774,000.00
Total Reimbursable Costs*	$ -	$ -	$ 15,700,362.00	$ 17,504,068.00	$ 21,392,465.50	$ 34,994,440.50	$ 35,378,613.50	$ 33,868,161.00	$ -
Total Non-reimbursable Costs*	$ 19,472,680.00	$ 23,683,400.00	$ 3,773,038.00	$ 3,788,732.00	$ 4,385,984.50	$ 4,716,509.50	$ 4,494,036.50	$ 4,495,739.00	$ 39,774,000.00
Estimated MSBA Reimbursement **	$ -	$ -	$ 7,065,162.90	$ 7,876,830.60	$ 9,626,609.48	$ 17,497,220.25	$ 15,920,376.08	$ 15,240,672.45	$ -
Estimated Swampscott Share	$ 19,472,680.00	$ 23,683,400.00	$ 12,408,237.10	$ 13,415,969.40	$ 16,151,840.53	$ 22,213,729.75	$ 23,952,273.93	$ 23,123,227.55	$ 39,774,000.00
						Subject to MSBA invitation			

Cost Estimates for Design Option A

	Program does not fit on site *Alt. A - Machon Elem. School Minimal Add/Renovation*
PROGRAM	
Enrollment	275
Total Area of Renovation	27,796
Total Area of New Construction	27,069
Total Building Area	54,865
Construction Start	Jul-15
Project Duration	16 months
School Opens	Jan-17
TOTAL PROJECT BUDGET	
PROJECT TOTALS	$ 19,472,680.00
Total Reimbursable Costs*	$ -
Total Non-reimbursable Costs*	$ 19,472,680.00
Estimated MSBA Reimbursement **	$ -
Estimated Swampscott Share	$ 19,472,680.00

MAJOR COSTS INELIGABLE FOR STATE REIMBURSEMENT
All costs not reimbursable.
MAJOR ADVANTAGES
None: Option not viable as it will not meet educational requirements
MAJOR DISADVANTAGES
Will not meet all educational requirements for type, size and configuration of rooms per MSBA guidelines.
Site is too small
Inadequate play area.
Inadequate parking
Inefficient space utilization due to elevator and lifts.
No improvement to traffic flow and parking
Very tight site for construction
OTHER
Program does not fit on site
Surplus of Hadley Building

Cost Estimates for Design Option B

	Program does not fit on site
	Alt. B - Hadley Elem. School Minimal Add/Renovation
PROGRAM	
Enrollment	275
Total Area of Renovation	45,819
Total Area of New Construction	17,458
Total Building Area	63,277
Construction Start	Jul-15
Project Duration	16 months
School Opens	Feb-17
TOTAL PROJECT BUDGET	
PROJECT TOTALS	$ 23,683,400.00
Total Reimbursable Costs*	$ -
Total Non-reimbursable Costs*	$ 23,683,400.00
Estimated MSBA Reimbursement **	$ -
Estimated Swampscott Share	$ 23,683,400.00

MAJOR COSTS INELIGABLE FOR STATE REIMBURSEMENT

All costs not reimbursable.

MAJOR ADVANTAGES

None: Option not viable as it will not meet educational requirements

MAJOR DISADVANTAGES

- Will not meet all educational requirements for type, size and configuration of rooms per MSBA guidelines.
- Site is too small
- Swing space required to operate school at Stanley site or Middle School site.
- Rely on Town park for outdoor area.
- Inefficient space utilization due to elevator and lifts.
- Inadequate play area.
- Inadequate parking
- Existing education spaces does not meet state requirements
- No improvement to traffic flow and parking
- Very tight site for construction

OTHER

Program does not fit on site

Cost Estimates for Design Option F

	Alt. F - New 2 Story Elem. School at Stanley Site (MVG Lincoln School Model)
PROGRAM	
Enrollment	635
Total Area of Renovation	0
Total Area of New Construction	100,000
Total Building Area	100,000
Construction Start	Jul-15
Project Duration	18 months
School Opens	Feb-17
TOTAL PROJECT BUDGET	
PROJECT TOTALS	$ 39,710,950.00
Total Reimbursable Costs*	$ 34,994,440.50
Total Non-reimbursable Costs*	$ 4,716,509.50
Estimated MSBA Reimbursement **	$ 17,497,220.25
Estimated Swampscott Share	$ 22,213,729.75
	Subject to MSBA invitation

MAJOR COSTS INELIGABLE FOR STATE REIMBURSEMENT
Site work costs greater than 8% of building costs.
Field swing space during construction.
Permanent replacement athletic fields
MAJOR ADVANTAGES
No swing space required.
All new school facility
Will meet present and future educational requirements
No issue of facility inequity that results from one new vs older facilities.
Improvement in parent, bus and walker safety.
Potential savings in out of district tuition
Enhanced energy performance.
MAJOR DISADVANTAGES
Athletic field swing space would be required during construction.
OTHER
Surplus of Hadley Building
New school to be built adjacent on the athletic field to Stanley, while Stanley is occupied.
After completion of construction of the new school, the project includes that the current Stanley will be demolished and new athletic field will be created in its place

Cost Estimates for Design Option G

	Alt. G - New 4 Story Elem. School at Stanley Site
PROGRAM	
Enrollment	635
Total Area of Renovation	0
Total Area of New Construction	100,283
Total Building Area	100,283
Construction Start	Jul-15
Project Duration	20 months
School Opens	Apr-17
TOTAL PROJECT BUDGET	
PROJECT TOTALS	$ 39,872,650.00
Total Reimbursable Costs*	$ 35,378,613.50
Total Non-reimbursable Costs*	$ 4,494,036.50
Estimated MSBA Reimbursement **	$ 15,920,376.08
Estimated Swampscott Share	$ 23,952,273.93

MAJOR COSTS INELIGABLE FOR STATE REIMBURSEMENT
Site work costs greater than 8% of building costs.
Field swing space during construction.
Permanent replacement athletic fields
MAJOR ADVANTAGES
No swing space required.
All new school facility
Will meet present and future educational requirements
No issue of facility inequity that results from one new vs older facilities.
Improvement in parent, bus and walker safety.
Potential savings in out of district tuition
Enhanced energy performance.
Potential operational cost savings
More compact building footprint
MAJOR DISADVANTAGES
Athletic field swing space would be required during construction.
OTHER
Surplus of Hadley Building
New school to be built adjacent on the athletic field to Stanley, while Stanley is occupied.
After completion of construction of the new school, the project includes that the current Stanley will be demolished and new athletic field will be created in its place

Cost Estimates for Design Option H

	Alt. H New 4 Story Elem. School at Middle School Site
PROGRAM	
Enrollment	635
Total Area of Renovation	0
Total Area of New Construction	99,488
Total Building Area	99,488
Construction Start	Jul-15
Project Duration	20 months
School Opens	Apr-17
TOTAL PROJECT BUDGET	
PROJECT TOTALS	$ 38,363,900.00
Total Reimbursable Costs*	$ 33,868,161.00
Total Non-reimbursable Costs*	$ 4,495,739.00
Estimated MSBA Reimbursement **	$ 15,240,672.45
Estimated Swampscott Share	$ 23,123,227.55

MAJOR COSTS INELIGABLE FOR STATE REIMBURSEMENT
Site work costs greater than 8% of building costs.
Field swing space during construction.
Permanent replacement athletic fields
MAJOR ADVANTAGES
No swing space required.
All new school facility
Will meet present and future educational requirements
No issue of facility inequity that results from one new vs older facilities.
Improvement in parent, bus and walker safety.
Potential savings in out of district tuition
Enhanced energy performance.
MAJOR DISADVANTAGES
Athletic field swing space would be required during construction.
OTHER
Surplus of Hadley Building
New school to be built next to the current Middle School, while the Middle School is occupied.
After completion of the new elementary school, the project includes that the Stanley School will be demolished and replaced with new athletic fields.

Cost Estimates for Design Option I : Base Repair

	Alt. I - Renovations of Stanley, Hadley and Clarke over time: Base Repair Option
PROGRAM	
Enrollment	635
Total Area of Renovation	113,982
Total Area of New Construction	
Total Building Area	113,982
Construction Start	Jan-14
Project Duration	5 years
School Opens	Feb-19
TOTAL PROJECT BUDGET	
PROJECT TOTALS	$ 39,774,000.00
Total Reimbursable Costs*	$ -
Total Non-reimbursable Costs*	$ 39,774,000.00
Estimated MSBA Reimbursement **	$ -
Estimated Swampscott Share	$ 39,774,000.00

MAJOR COSTS INELIGABLE FOR STATE REIMBURSEMENT

All costs not reimbursable.

MAJOR ADVANTAGES

May enable maintenance to be deferred.

MAJOR DISADVANTAGES

Swing space needed depending on work and schedule.

Inadequately sized, inadequate learning facilities.

Inefficient and costly energy use.

Never-ending construction work.

All costs not reimbursable

This option will not meet the Districts educational requirements

Disruptive to educational due to prolonged construction

Wheelchair accessibility issues will be more difficult to solve.

Much higher cost to taxpayers over time.

Cost Estimates for Design Option J and K

	Alt. J - New Building on Hadley Elem. School Site	Alt. K - New 4 Story Elem. School at Hadley Site
PROGRAM		
Enrollment	275	635
Total Area of Renovation	0	0
Total Area of New Construction	56,111	100,283
Total Building Area	56,111	100,283
Construction Start	Jul-16	Jul-16
Project Duration	20 months	22 months
School Opens	Sep-18	Dec-18
TOTAL PROJECT BUDGET		
PROJECT TOTALS	$ 26,202,750.00	$ 42,286,950.00
Total Reimbursable Costs*	$ 19,624,722.50	$ 35,600,870.50
Total Non-reimbursable Costs*	$ 6,578,027.50	$ 6,686,079.50
Estimated MSBA Reimbursement **	$ 8,831,125.13	$ 16,020,391.73
Estimated Swampscott Share	$ 17,371,624.88	$ 26,266,558.28

MAJOR COSTS INELIGABLE FOR STATE REINBURSMENT	
Site work costs greater than 8% of building costs.	Site work costs greater than 8% of building costs.
Swing space required in the form of modular classrooms	Swing space required in the form of modular classrooms.
Site acquisition costs and site development for the replacement park.	Site acquisition costs and site development for the replacement park.
Legal fees and bond costs.	Legal fees, bond costs.
MAJOR DISADVANTAGES	
Land taking for replacement park including acquistion costs, legal fees, state legislation, and US Interior Dept. Timeline is additional years.	Land taking for replacement park including acquistion costs, legal fees, state legislation, and US Interior Dept. Timeline is additional years.
Renovation of one school would make the non renovated school grossly inadequate by comparison and undesirable.	
Land acquisition, takings, costs and fees are unknown.	Land acquisition, takings, costs and fees are unknown at this time.
MAJOR ADVANTAGES	
Hadley School remains in present location.	Provides facility for Stanley students also.
All new facility	All new facility
	No issue of facility inequity that results from one new vs older facilities.
	Enhanced energy performance.

* The MSBA does NOT reimburse costs for legal fees, site aquisition costs, swing space/ modular classrooms, moving and all off site development costs.

** MSBA will reimburse for 45% of only reimbursable costs

^ Land acquisitioin and park development costs are unknown without an assumed site for the replacement park.

Project Schedule

- **November 2013** – MSBA Board of Directors review and vote acceptance of Preferred Schematic Report and to proceed to Schematic Design.
- **March 2014** – MSBA Board of Directors review and vote acceptance of Schematic Design and to extend grant offer to the Town of Swampscott.
- **May 2014** - Town Meeting to vote acceptance of project.
- June 2014- Town Election to vote debt exclusion to fund project.
- March 2015- Construction drawings and specifications complete.
- Construction bidding and start depends on selected alternative.

Next Steps

- September 10, 12 & 18 – Public forums to obtain feedback, questions and comments to inform School Building Committee in selection of the “preferred schematic”.
- September 24, 2013 – School Building Committee selects “Preferred Schematic”
- October 3, 2013 – Architect submits Preferred Schematic Report to MSBA.
- November 20, 2013 – MSBA Board of Directors meeting.

Thank You

collaborative partners

Massachusetts School Building Authority

MVG
MOUNT VERNON GROUP ARCHITECTS