

**Westwood Public Schools**  
**Hanlon Elementary School Building Project**  
**School Building Committee**

**05.29.2020**



# Agenda

- **Options Overview**
- **Cost Estimates**
- **Evaluation Matrix**
- **Next Steps**

# Options Review

Hanlon only  
315 students

Reno

Add/  
Reno

New

1

RO-HO.1

6

NHO-H.1

Hanlon + Deerfield  
560 students

Add/  
Reno

New

7

NHD-H.1

10

NHD-H.3

Hanlon + Sheehan  
685 students

Add/  
Reno

New

4

AR-HS-H.3

11

NHS-H.1

15

NHS-S.3



# Options Being Considered – PSR Phase

\* Includes Base Repair, Option #1 – not shown

6

**All New  
@ Hanlon**  
315 Students  
87,545 sf



7

**All New  
@ Hanlon**  
560 Students  
113,591 sf



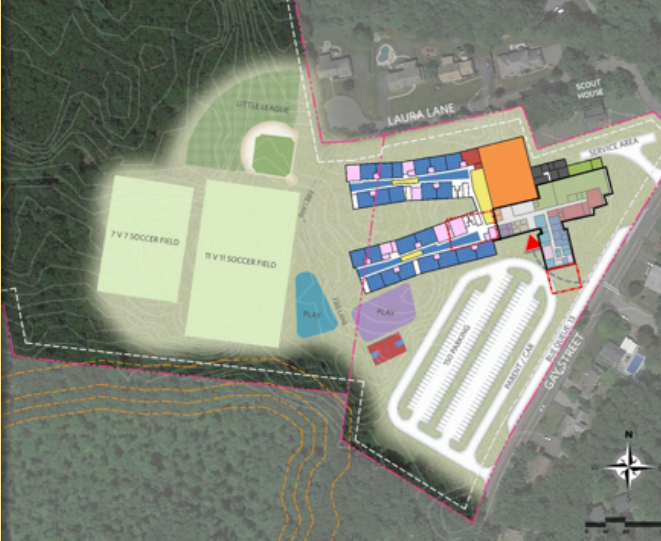
10

**All New  
@ Hanlon**  
560 Students  
113,591sf



4

**Add/Reno  
@ Hanlon**  
685 Students  
125,603 sf



11

**All New  
@ Hanlon**  
685 Students  
132,258 sf



15

**All New  
@ Sheehan**  
685 Students  
132,258 sf





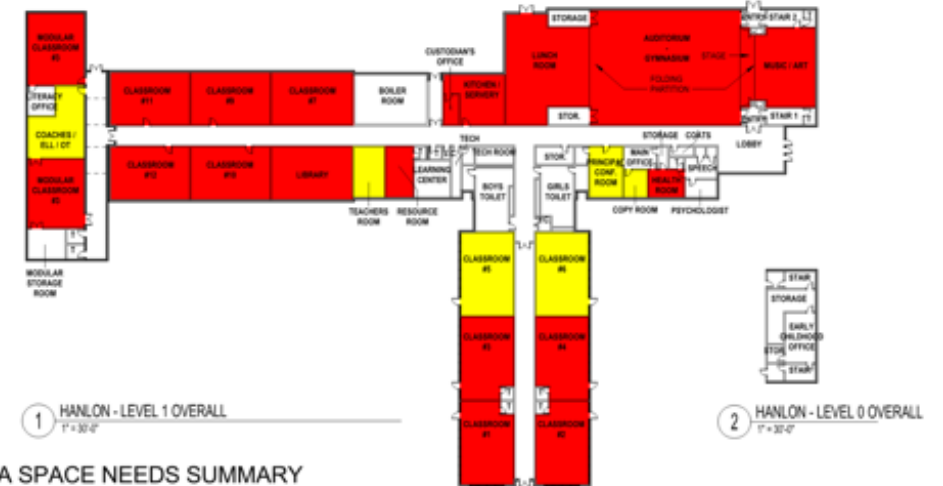
1

# Base Repair @ Hanlon

## Hanlon Only – 315 Students



Site Plan  
resource area



### MSBA SPACE NEEDS SUMMARY

- Between 90% & 100% MSBA Guideline
- Less than 90% MSBA Guideline
- Between 900sf - 1000sf MSBA Classroom Guideline
- Less than Min Classroom sf MSBA Guideline

Floor Plan



4

## Add/Reno @ Hanlon (Linear)

Hanlon Sheehan – 685 Students



Site Plan



Previous Site Plan



# 6 All New @ Hanlon (Hammer tacker)

Hanlon Only – 315 Students



Site Plan



Previous Site Plan



7

## All New @ Hanlon (Tree)

Hanlon Deerfield – 560 Students





10

# All New @ Hanlon ("E")

Hanlon Deerfield – 560 Students





11

# All New @ Hanlon (Tree)

Hanlon Sheehan – 685 Students



Site Plan



Previous Site Plan





Site Plan



Previous Site Plan



# Evaluation Matrix

# Westwood Hanlon ES Project: PDP Phase Evaluation Matrix

Westwood Hanlon Elementary School Evaluation Criteria - PDP PHASE

2/6/2020		1	4	6	7	10	11	15
		RD-HL1	AR-HS-H.3	NHO-H.1	NHD-H.1	NHD-H.4	NHS-H.1	NHS-S.3
	Type	Reno	Add-Reno	New	New	New	New	New
	Size	Hanlon-Only 305	Hanlon-Sheehan 685	Hanlon-Only 335	Hanlon-Deerfield 560	Hanlon-Deerfield 560	Hanlon-Sheehan 685	Hanlon-Sheehan 685
	Location	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan
A	Education	1	4	4	5	5	5	5
B	Site	1	4	5	5	5	5	3
C	Traffic	2	2	5	4	4	2	1
D	Community	1	4	5	5	5	5	2
E	Sustainability	1	4	5	5	5	5	5
F	Logistics / Construction Impact	1	2	4	4	4	4	2
G	Cost	791	700	687	651	651	629	626
		7	20	28	28	28	26	18

6 Categories, 6 Evaluation Criteria

**Education** How well does the option meet the educational goals of Westwood?

**Site** How well does the option maximize on-site parking, allow for efficient pick-up/drop-off circulation, and provide access to/parking for sports fields?

**Traffic** What is the impact of the project to the traffic in the neighborhood and the town?

**Community** To what extent does the option provide benefits to the community, such as sports fields, community space, and gym space?

**Sustainability** How well does the option align with the sustainable goals of the town?

**Logistics / Construction Impact** What is the impact to the students on the project site during construction? How difficult is the phasing/site logistics?

**Cost Per Square Foot** What is the cost per square foot of construction for each option?

# Westwood – Hanlon ES Project: PSR Phase Evaluation Matrix

## 5 Categories, 14 Criteria

1. Education
2. Site
3. Town Impact
4. Security/Sustainability/Constr. Impact
5. Cost

Note:

1. Score each item on 1-5 scale as previously
2. Apply weight to the score to arrive at subtotal
3. Add up category subtotals to arrive at total score

Best	Better	Good	Fair	Poor
5	4	3	2	1

Westwood Hanlon Elementary School Evaluation Criteria - PSR PHASE									
	5/20/2020	Weight Multiplier	1	4	6	7	10	11	15
			RO-H.1	AR-HS-H.3	NHO-H.1	NHD-H.1	NHD-H.4	NHS-H.1	NHS-S.3
	type		Reno Only	Add-Reno	New	New	New	New	New
	size		Hanlon Only 315	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685
	location		Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan
	informal name		Existing	Linear	Hammertacker	Tree	"E"	Tree	Butterfly
Education	Educational Guidelines	15							
	Growth & Future	5							
	Outdoor Learning & Connection to Nature	5							
	Impact to Other Schools	10							
	Category Subtotal	35							
Site	Circulation & Parking	2.5							
	Access to Fields and Site Fit	2.5							
	Category Subtotal	5							
Town Impact	Redistricting	10							
	Traffic	5							
	Community Use	5							
	Category Subtotal	20							
Security/Sustain/Construction Impact	Security	5							
	Sustainability	5							
	Logistics / Construction Impact	5							
	Category Subtotal	15							
Cost	Overall Cost	5							
	Net Cost to Town for all Three Schools	15							
	Busing and Operational Costs	5							
	Category Subtotal	25							
Total		100							

# PSR Phase Evaluation Matrix – EDUCATION

5/20/2020		Weight Multiplier	1	4	6	7	10	11	15
type			Reno Only	Add-Reno	New	New	New	New	New
size			Hanlon Only 315	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685
location			Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan
informal name			Existing	Linear	Hammertacker	Tree	"E"	Tree	Butterfly
Education	Educational Guidelines	15	1	3	4	5	4	5	4
	<p>How well does this option support and align with the desired educational experiences as outlined in the building-based Guiding Principles for Design in the District's educational program narrative? Comparatively speaking, which alternative(s) most closely align with the following:</p> <ul style="list-style-type: none"> <li>Classrooms grouped in proximity and configuration to one another to support grade-level neighborhoods/small learning communities</li> <li>Classrooms located adjacent to extended learning spaces and small, flexible breakout spaces</li> <li>Sufficient professional space for adult planning, collaboration, and consultation</li> <li>Special education spaces that maximize inclusive practices</li> <li>Instructional spaces that provide access to daylight and views of the outdoors</li> <li>Acoustically separate but visually connected dining experiences in the cafeteria</li> <li>Media Center as a destination but with strong connections to small learning communities, art, and STEAM to allow for a more embedded and centralized, interdisciplinary feel, some distribution into extended learning space</li> </ul> <p>How well does the building organization support community and collegiality among students and staff?</p> <p>How well does the alternative "retain the small school" feel?</p>								
	Growth & Future	5	3	4	5	5	5	5	3
	How well does the building organization support the potential for future growth, building expansion, and/or the changes in student needs and educational delivery models over the life of the building (70+ years)?								
	Outdoor Learning & Connection to Nature	5	2	3	5	5	5	5	4
	How well does the building support outdoor learning opportunities and a strong connection to nature?								
	Impact to Other Schools	10	1	3	1	5	5	3	3
	<p>How does the design enrollment impact the size of the remaining schools?</p> <p>How well does the project address equitable class size?</p> <p>How well does the project address educational delivery across the district?</p>								
	Category Subtotal	35	50	110	120	175	160	155	125

# PSR Phase Evaluation Matrix – EDUCATION

“Tree”  
560 students



First Floor  
(2<sup>nd</sup> floor not shown)

“E”  
560 students



First Floor  
(2<sup>nd</sup> floor not shown)

## Key Differences between the two concepts:

- Geographic location of grade level teams and connectivity
- Geographic location of Library/Media Center and connectivity
- Public – Private Separation
- Location of Gymnasium

# PSR Phase Evaluation Matrix - SITE

5/20/2020		Weight Multiplier	1	4	6	7	10	11	15
type			Reno Only	Add-Reno	New	New	New	New	New
size			Hanlon Only 315	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685
location			Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan
informal name			Existing	Linear	Hammertacker	Tree	"E"	Tree	Butterfly
Site	Circulation & Parking	2.5	1	2	5	5	5	5	2
	Proximity of parking to main entrance Site supports appropriate number of parking spaces								
	Safe, clear and easily understood circulation route. Separation of bus, car and pedestrians. Adequate queuing space.								
	Safe access into and out of site								
	Access to Fields and Site Fit	2.5	4	4	5	5	5	5	3
	Access to playfield/playground and outdoor learning Scale of building to site: does the building size proportionate to the site it sits on?								
Category Subtotal		5	13	15	25	25	25	25	13

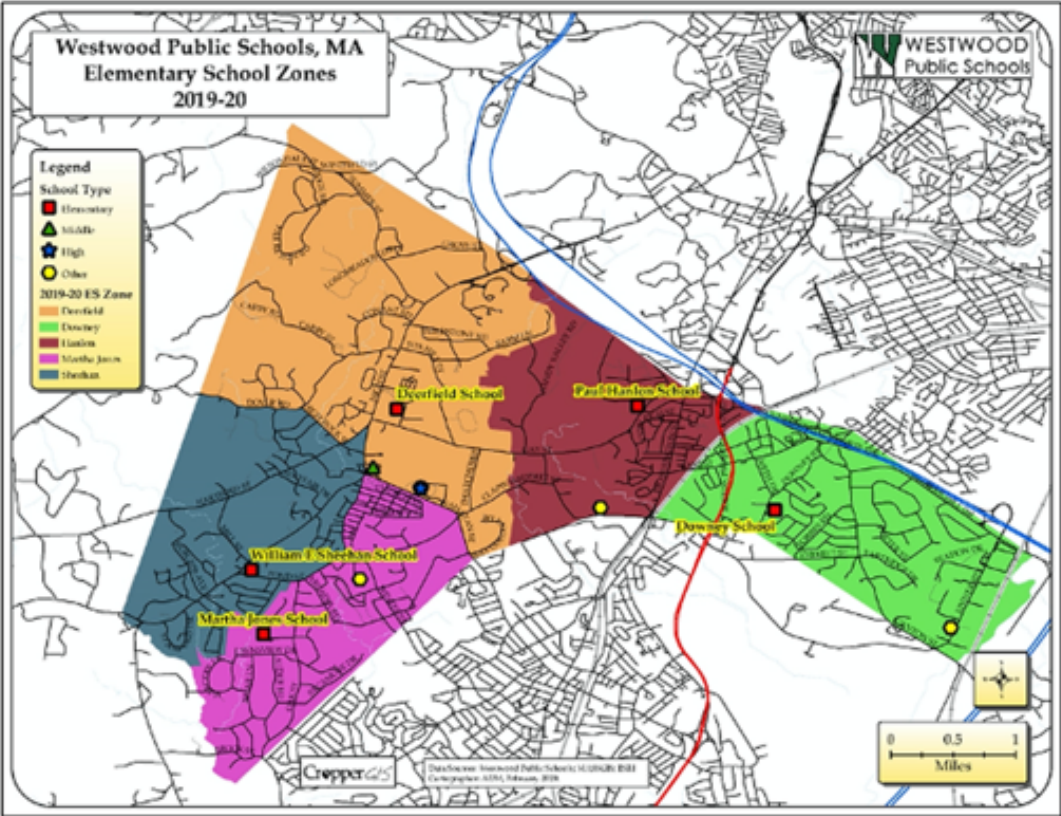


# PSR Phase Evaluation Matrix – Town Impact

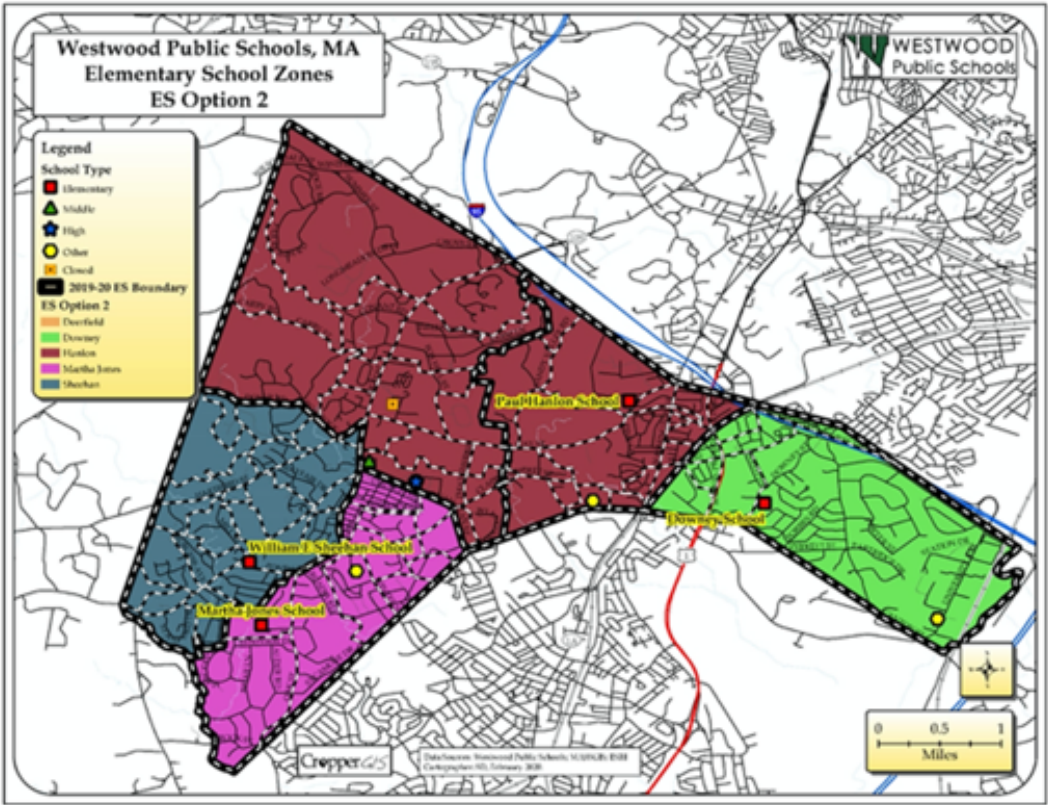
5/20/2020		Weight Multiplier	1	4	6	7	10	11	15
type			Reno Only	Add-Reno	New	New	New	New	New
size			Hanlon Only 315	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685
location			Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan
informal name			Existing	Linear	Hammertacker	Tree	"E"	Tree	Butterfly
Town Impact	Redistricting	10	4	2	4	5	5	2	1
	To what degree does the project retain neighborhood communities?								
	What are the redistricting impacts on busing, considering travel time, number of students impacted?								
	How well does the project meet building utilization goals?								
	Traffic	5	2	2	5	4	4	2	1
	What is the impact of the traffic on the neighborhood and town? Walkability? What is impact on overall net increase in cars vs. walkers								
	Community Use	5	1	4	5	5	5	5	2
	To what extent does the alternative provide benefits to the community, such as sports fields, community space, and gym space?								
Category Subtotal		20	55	50	90	95	95	55	25

# Consolidate Hanlon and Deerfield with 560 students on Hanlon site

Existing District Map



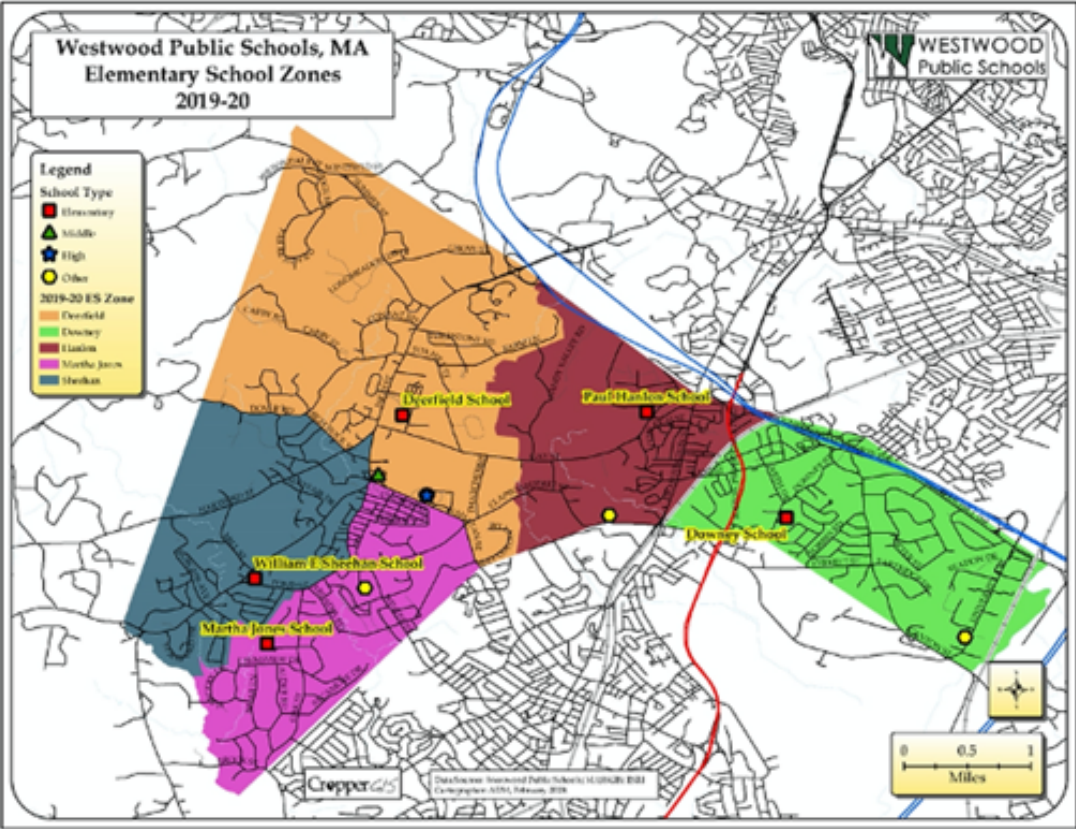
Proposed District Map



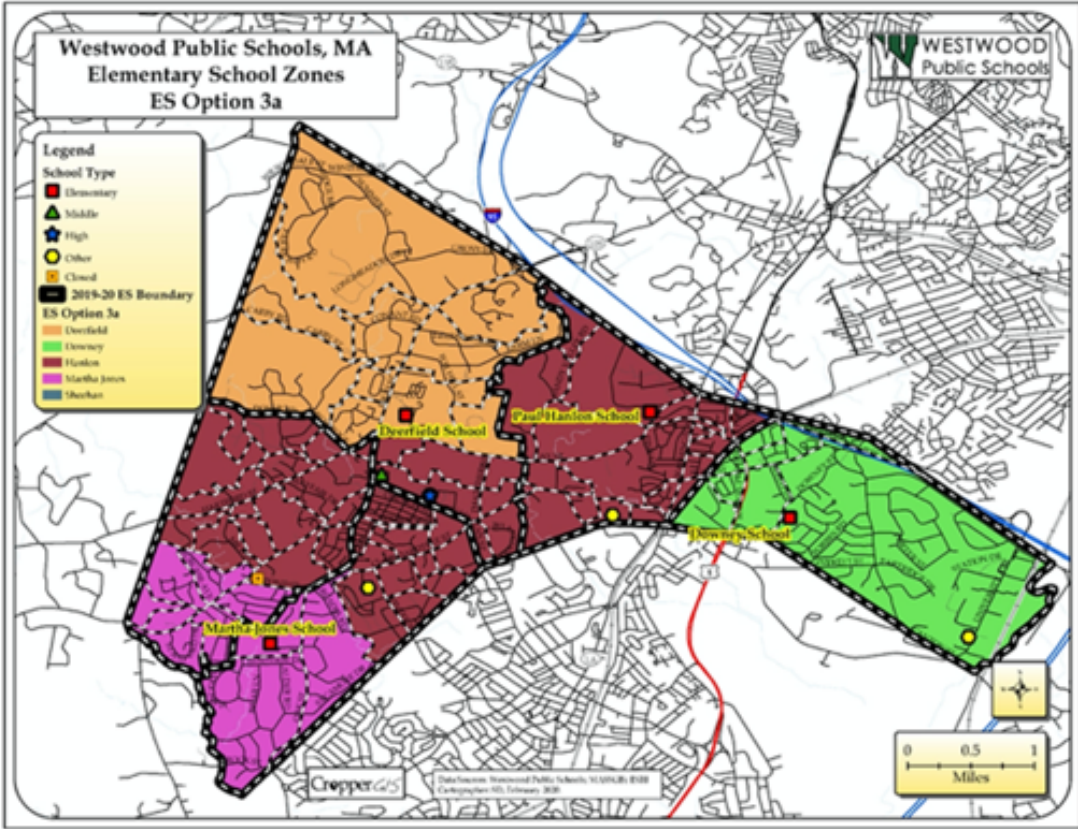


Consolidate Hanlon and Sheehan with 685 students on Hanlon site

Existing District Map



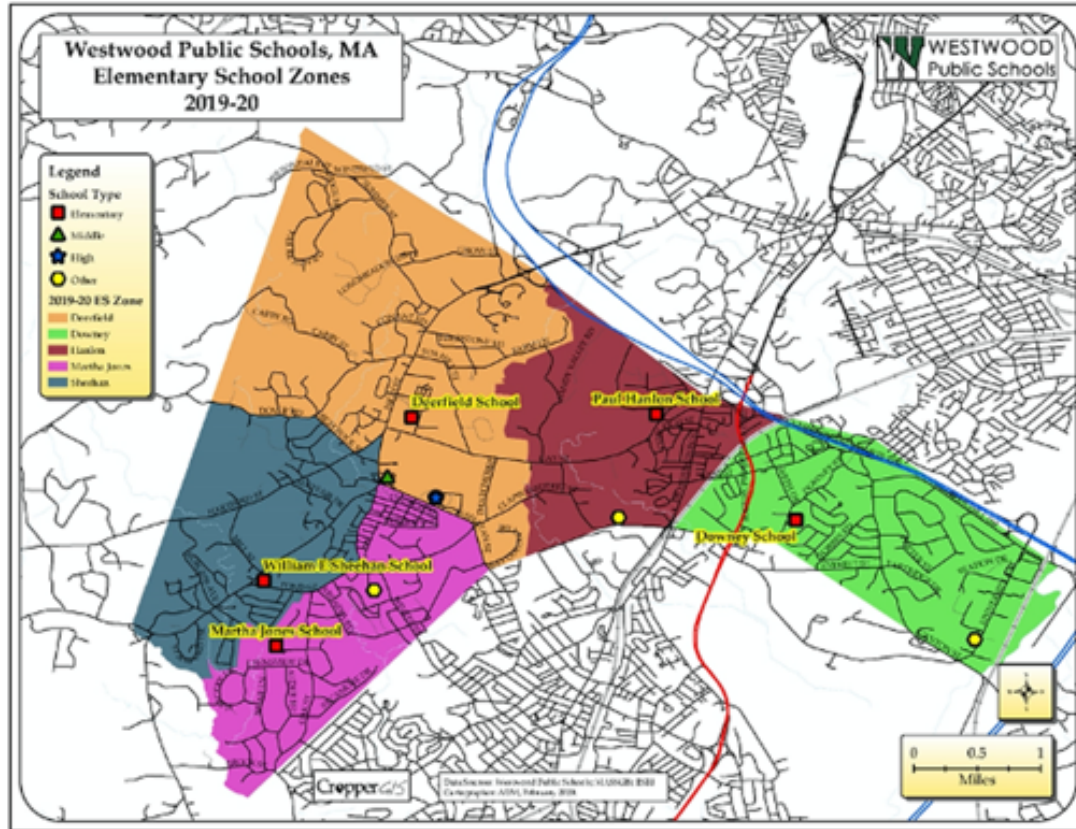
Proposed District Map



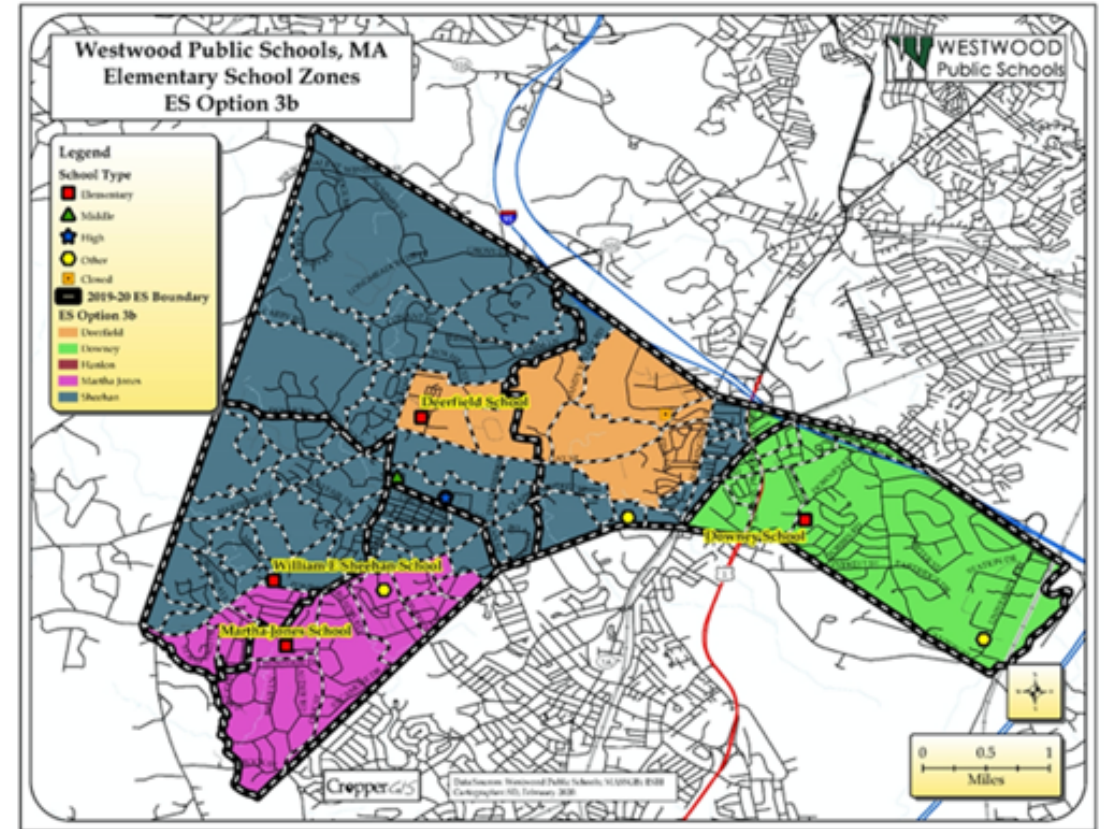


# Consolidate Hanlon and Sheehan with 685 students on Sheehan site (Option 1)

Existing District Map



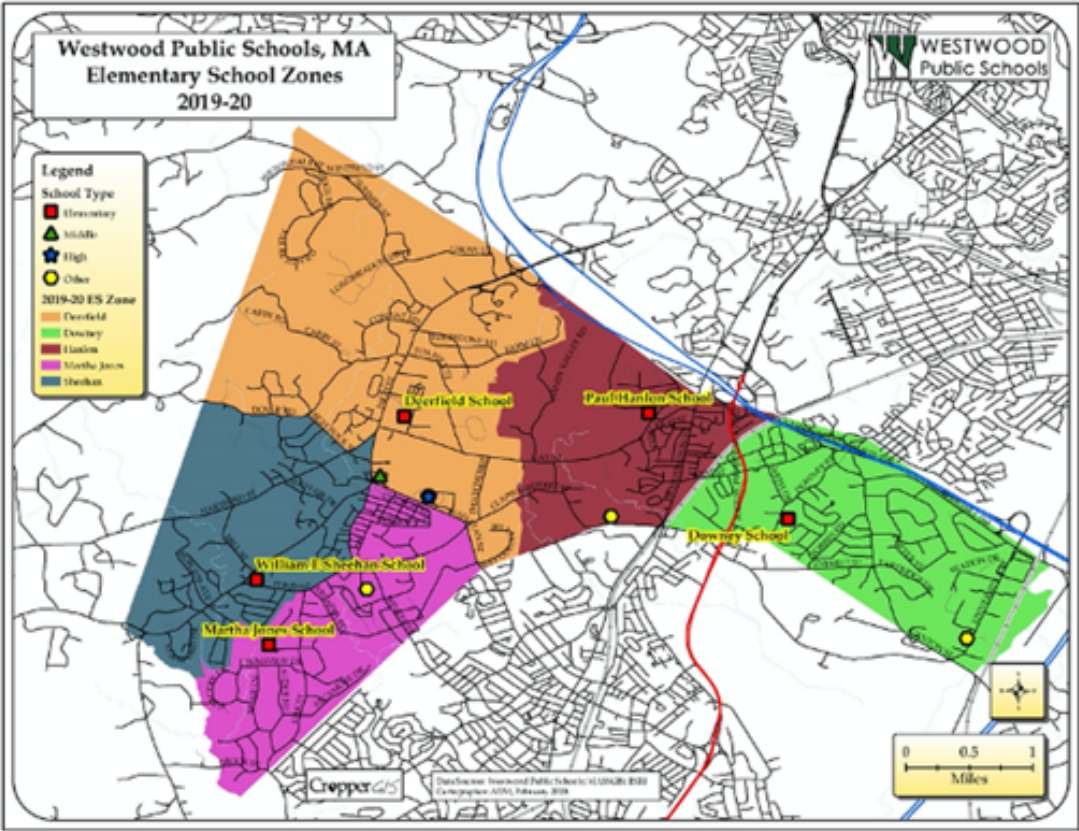
Proposed District Map



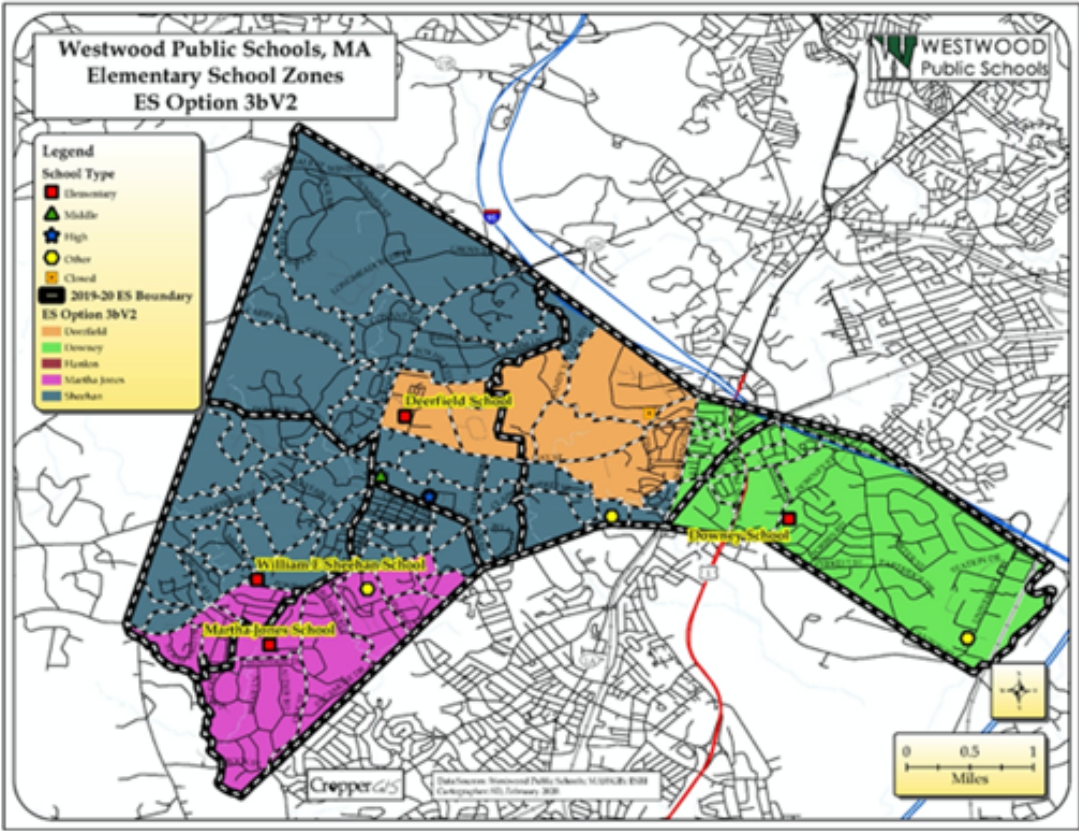


Consolidate Hanlon and Sheehan with 685 students on Sheehan site (Option 2)

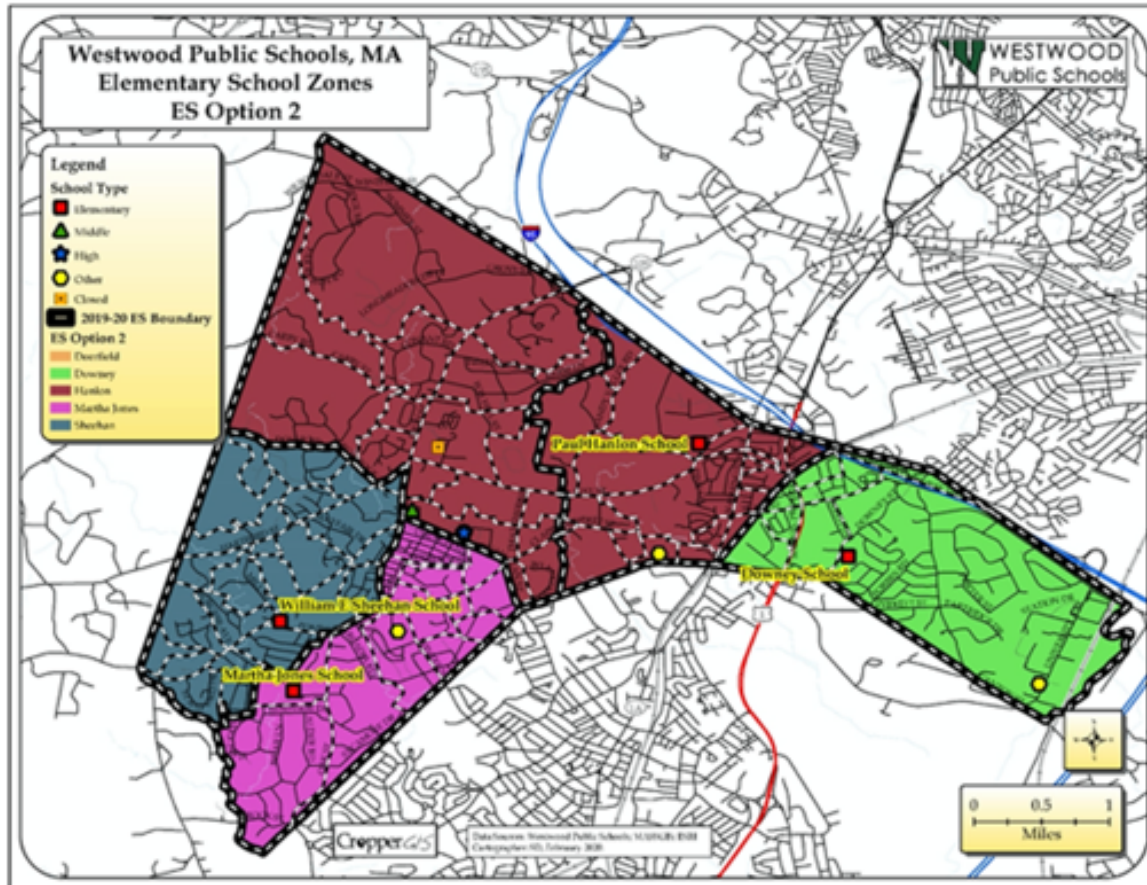
Existing District Map



Proposed District Map



## Consultant's Recommendation: Deerfield & Hanlon at Hanlon site for 560 students



### Recommended option:

- Impacts smallest number of students/families
- Least impact to current traffic patterns
- Resulting elementary school district boundaries are reasonable for:
  - Student population density (where students are concentrated throughout)
  - Geographic layout (using major roads/physical landmarks to set boundaries)
- Greatest potential for student walkers across the district
- Maintains existing neighborhoods
- Creates favorable utilization across schools



# PSR Phase Evaluation Matrix – Town Impact

5/20/2020		Weight Multiplier	1	4	6	7	10	11	15
type			Reno Only	Add-Reno	New	New	New	New	New
size			Hanlon Only 315	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685
location			Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan
informal name			Existing	Linear	Hammertacker	Tree	"E"	Tree	Butterfly
Town Impact	Redistricting	10	4	2	4	5	5	2	1
	To what degree does the project retain neighborhood communities?								
	What are the redistricting impacts on busing, considering travel time, number of students impacted?								
	How well does the project meet building utilization goals?								
	Traffic	5	2	2	5	4	4	2	1
	What is the impact of the traffic on the neighborhood and town? Walkability? What is impact on overall net increase in cars vs. walkers								
	Community Use	5	1	4	5	5	5	5	2
	To what extent does the alternative provide benefits to the community, such as sports fields, community space, and gym space?								
Category Subtotal		20	55	50	90	95	95	55	25

# Options Being Considered – PSR Phase

\* Includes Base Repair, Option #1 – not shown

6

**All New  
@ Hanlon**  
315 Students  
87,545 sf



7

**All New  
@ Hanlon**  
560 Students  
113,591 sf



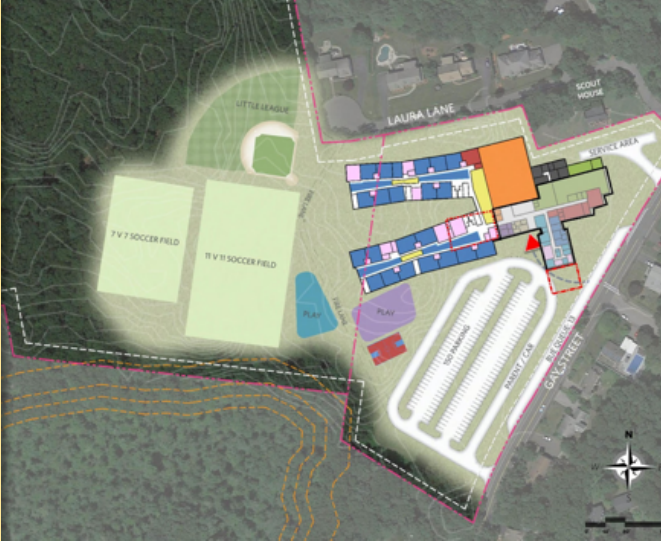
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**All New  
@ Hanlon**  
560 Students  
113,591sf



4

**Add/Reno  
@ Hanlon**  
685 Students  
125,603 sf



11

**All New  
@ Hanlon**  
685 Students  
132,258 sf



15

**All New  
@ Sheehan**  
685 Students  
132,258 sf





PSR Phase Evaluation Matrix – Security / Sustainability / Logistics/Constr. Impact


5/20/2020		Weight Multiplier	1	4	6	7	10	11	15
type			Reno Only	Add-Reno	New	New	New	New	New
size			Hanlon Only 315	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685
location			Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan
informal name			Existing	Linear	Hammertacker	Tree	"E"	Tree	Butterfly
Security/Sustain/Constr. Impact	Security	5	2	4	5	5	5	5	5
	How well does the building support a clear separation of public and private zones? How well does it support a controlled and limited public area for after-hours use? How well does the front door and administration support a direct sightline to parking and the site entry?								
	Sustainability	5	1	4	5	5	5	5	5
	How well does the building and site support the sustainability goals? How well does the building organization and position on site support academic classrooms with a north/south solar orientation?								
	Logistics / Construction Impact	5	1	2	4	4	4	4	2
	What is the impact to the students, parents, and faculty during construction? How difficult is the phasing/site logistics?								
	What is the impact to neighbors and neighborhood during construction?								
Category Subtotal		15	20	50	70	70	70	70	60


# PSR Phase Evaluation Matrix – Cost

5/20/2020		Weight Multiplier	1	4	6	7	10	11	15
type			Reno Only	Add-Reno	New	New	New	New	New
size			Hanlon Only 315	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685
location			Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan
informal name			Existing	Linear	Hammertacker	Tree	"E"	Tree	Butterfly
Cost	Overall Cost	5	5	2	4	3	3	2	2
	Which option has the least cost impact to the Town?								
	Net Cost to Town for all Three Schools	15	1	4.5	2	3.5	3.5	4.5	4.5
	Overall net capital cost to the town to address all three schools: Hanlon, Deerfield, Sheehan, (considering cost to benefit )								
	Overall fiscal benefit of MSBA partnership								
	Busing and Operational Costs	5	1	4	3	5	5	4	3
	Overall transportation and operating cost impact to the district, both for the project and remaining schools								
Category Subtotal		25	45	98	65	93	93	98	93



# Options Cost Comparison

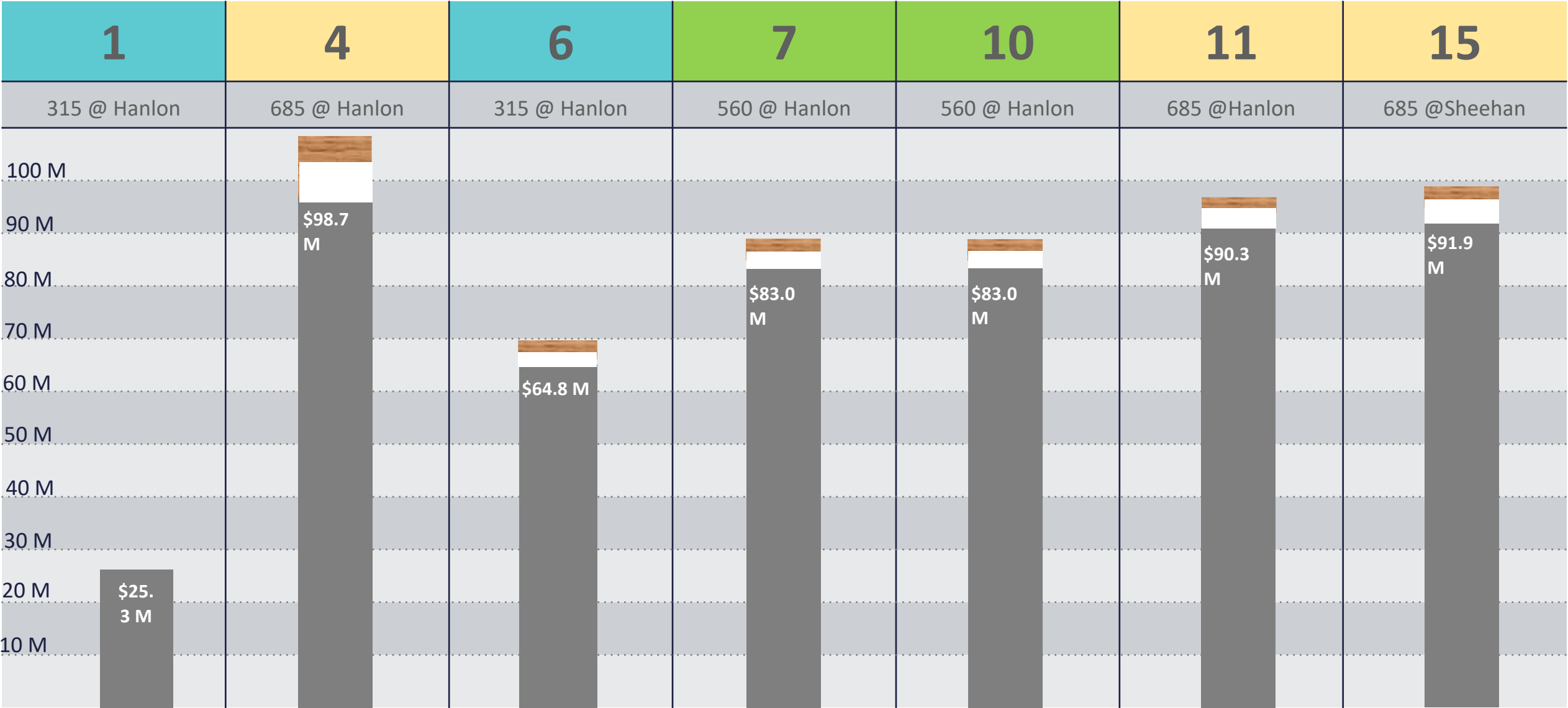
 Baseline Total Project Cost

 Timber Frame Premium: \$100k to \$2.1 M  
(depending on the scope and option)

NZE Premium: \$1M to \$4M  
(depending on the option)

← Reno OR Add/Reno

↔ All New Construction →



# PSR Phase Evaluation Matrix – Cost

5/20/2020		Weight Multiplier	1	4	6	7	10	11	15
type			Reno Only	Add-Reno	New	New	New	New	New
size			Hanlon Only 315	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685
location			Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan
informal name			Existing	Linear	Hammertacker	Tree	"E"	Tree	Butterfly
Cost	Overall Cost	5	5	2	4	3	3	2	2
	Which option has the least cost impact to the Town?								
	Net Cost to Town for all Three Schools	15	1	4.5	2	3.5	3.5	4.5	4.5
	Overall net capital cost to the town to address all three schools: Hanlon, Deerfield, Sheehan, (considering cost to benefit )								
	Overall fiscal benefit of MSBA partnership								
	Busing and Operational Costs	5	1	4	3	5	5	4	3
	Overall transportation and operating cost impact to the district, both for the project and remaining schools								
Category Subtotal		25	45	98	65	93	93	98	93

# PSR Phase Evaluation Matrix – Final

Westwood - Hanlon Elementary School Evaluation Criteria - PSR PHASE													
5/20/2020		Weight Multiplier	1	4	6	7	10	11	15				
type			Reno Only	Add-Reno	New	New	New	New	New				
size			Hanlon Only 315	Hanlon-Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685				
location			Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan				
informal name			Existing	Linear	Hammerstacker	Tree	"E"	Tree	Butterfly				
Education	Educational Guidelines	15	1	3	4	5	4	5	4				
	Growth & Future	5	3	4	5	5	5	5	3				
	Outdoor Learning & Connection to Nature	5	2	3	5	5	5	5	4				
	Impact to Other Schools	10	1	3	1	5	5	3	3				
Category Subtotal		35	50	110	120	175	160	155	125				
Site	Circulation & Parking	2.5	1	2	5	5	5	5	2				
	Access to Fields and Site Fit	2.5	4	4	5	5	5	5	3				
Category Subtotal		5	13	15	25	25	25	25	13				
Town Impact	Redistricting	10	4	2	4	5	5	2	1				
	Traffic	5	2	2	5	4	4	2	1				
	Community Use	5	1	4	5	5	5	5	2				
Category Subtotal		20	55	50	90	95	95	55	25				
Security/Sustainability/Construction Impact	Security	5	2	4	5	5	5	5	5				
	Sustainability	5	1	4	5	5	5	5	5				
	Logistics / Construction Impact	5	1	2	4	4	4	4	2				
Category Subtotal		15	20	50	70	70	70	70	60				
Cost	Overall Cost	5	5	2	4	3	3	2	2				
	Net Cost to Town for all Three Schools	15	1	4.5	2	3.5	3.5	4.5	4.5				
	Busing and Operational Costs	5	1	4	3	5	5	4	3				
Category Subtotal		25	45	98	65	93	93	98	93				
Total		100	183	323	370	458	443	403	315				

Total Scores (highest to lowest):

Option 7: 458

Option 10: 443

Option 11: 403

Option 6: 370

Option 4: 323

Option 15: 315

Option 1: 183

Recommended Option

Option 7:

- New Construction
- Hanlon-Deerfield consolidation (560 students)
- At Hanlon Site
- Informal Name: "Tree"

7

## All New @ Hanlon (Tree)

Hanlon Deerfield – 560 Students





# What happens to Sheehan?

- ❑ June 2020: The School Committee has previously allocated funds to commission a design study of the remaining school, to be completed by Spring 2021. This study will commence as soon as the School Building Committee approves a final project option.
- ❑ Spring 2021: Using the results of the design study, the School Committee will recommend either an addition/renovation to Sheehan or construction of a new building. The School Committee will then ask the Town of Westwood to fund the next phase of design, from schematic design to bidding the project for construction.
- ❑ Spring 2022: Assuming the Town approved funds for full design, the School Committee will ask the Town of Westwood to fund the construction of the Sheehan project.
- ❑ Fall 2023: Assuming the Town approved the funds for construction, construction of the Sheehan project will be complete and the school will be ready for occupancy.

# What happens to Deerfield?

- ❑ If the School Committee recommends new construction for Sheehan, then the School District will likely return control of Deerfield back to the Town of Westwood.
- ❑ If the School Committee recommends an addition/renovation to Sheehan, then the School District will likely retain Deerfield to serve as temporary classroom/swing space while Sheehan is being renovated. When the swing space is no longer needed, control of Deerfield will revert to the Town.
- ❑ The Select Board has approved the creation of a committee to examine the potential town uses for the vacated school, if/when control reverts to the Town.

# Next Steps

- ❑ June 4<sup>th</sup>: Community Presentation: Review Options with Cost
- ❑ June 11th: School Committee: Enrollment/Redistricting Vote
- ❑ June 12: School Building Committee: Sustainability Decisions
- ❑ June 19: School Building Committee: Preferred Option and PSR Vote