

Westwood Public
Schools

Hanlon Elementary
School Building
Project

School Building
Committee

06.19.2020



Agenda

- **Summary of Work during PSR Phase**
- **Option Review Process and Preferred Solution**
- **Preferred Schematic Report**
- **Next Steps**

Summary of Work during PSR Phase

- ❑ **Evaluation Matrix – Option Analysis**
- ❑ **Redistricting** (Cropper GIS)
- ❑ **Sustainability** (Town of Westwood, Eversource, Thornton Tomasetti, The Green Engineer, Lam Partners, Sustainability Subcommittee)
- ❑ **Principals and Educators Review**
- ❑ **Community Outreach**
 - **Community Meetings (3)**
 - **Town Planning, Police, Fire, Building Inspector**
 - **Select Board**
- ❑ **Preferred Schematic Report**

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 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

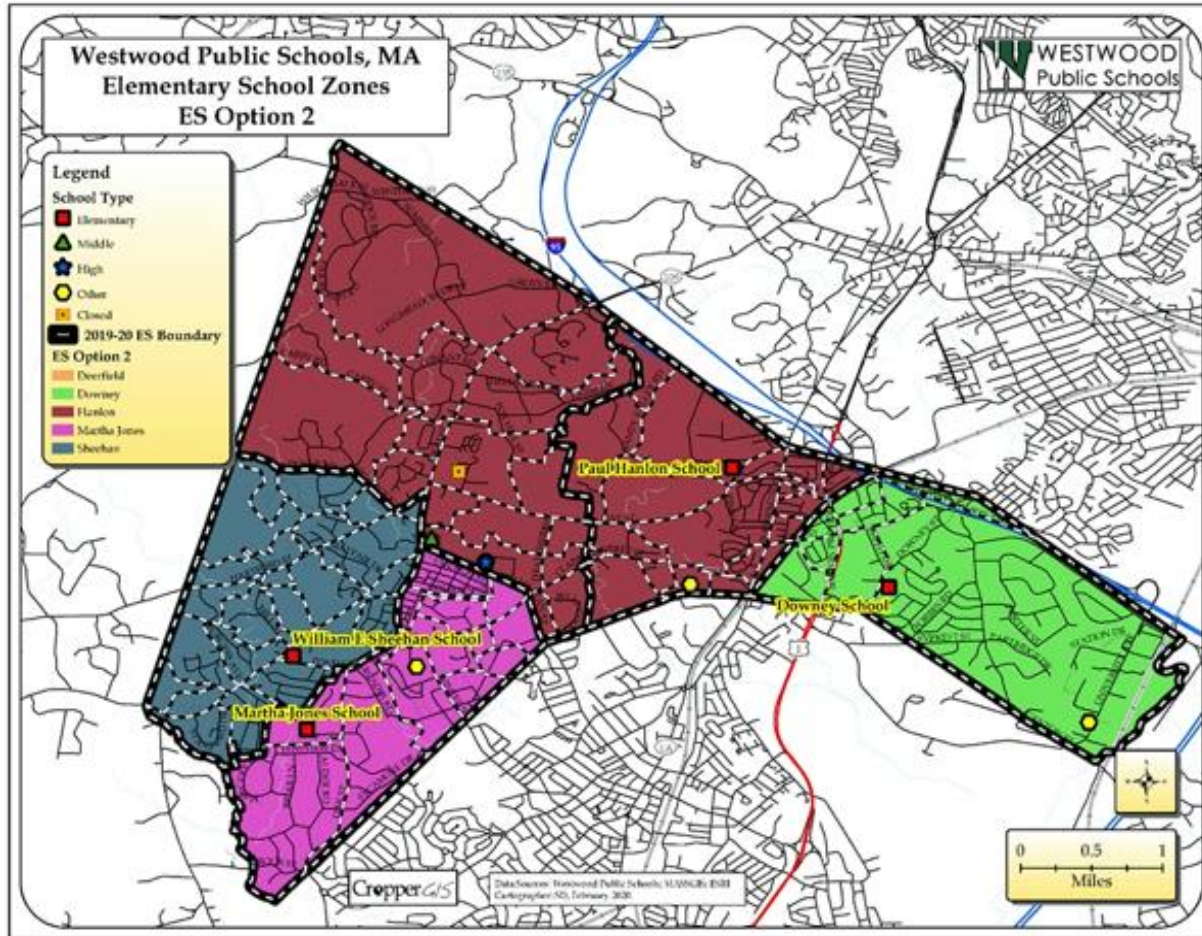
**All New
@ Sheehan**
685 Students
132,258 sf



Evaluation Criteria : Final Matrix (5 categories / 14 criteria)

		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
	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

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

Options Cost Comparison



Baseline Total
Project Cost



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



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

Note: Costs for 100% AC, Rainwater Harvesting, or additional fields are not included in this chart



Evaluation Criteria : Total Scores (Highest → Lowest)

		Option 7	Option 10	Option 11	Option 6	Option 4	Option 15	Option 1
		New	New	New	New	Add/Reno	New	Reno Only
		Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Only 315
	Weight Multiplier	"Tree"	"E"	"Tree"	"Hammertacker"	"Linear"	"Butterfly"	
Education	35	175	150	155	120	110	125	50
Site	5	25	25	25	25	15	13	13
Town Impact	20	95	95	55	90	50	25	55
Security, Sust., Const. Impact	15	70	70	70	70	50	60	20
Cost	25	93	93	98	65	98	93	45
Total	100	458	443	403	370	323	315	183

Evaluation Matrix – “Tree” v. “E”

“Tree”
560 students



First Floor
(2nd floor not shown)

“E”
560 students



First Floor
(2nd 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

Recommended Option

Option 7

- New construction
- Hanlon/Deerfield consolidation (560 students)
- Located at Hanlon site
- Informal design name: “Tree”



Proposed Project Budget – Preferred Schematic Option

Proceeding into Schematic Design (SD) Phase:

- 1. **Priority: 20% above new energy code to achieve 2% points from MSBA.... \$83.0 M**
 - 2. **Explore Fossil Fuel Free options: \$ 3.5 M**
Include Geothermal in budget - Aug 25th- decision
 - 3. **Explore Timber Framing to reduce embodied carbon: \$ 2.3 M**
Include \$300k partial + \$2M classroom in budget – re-evaluate in SD July 23rd - decision
 - 4. **100% A/C vs. partial A/C and dehumidification ventilation:..... \$ 1.3 M**
Include 100% A/C in budget with further evaluation and visit schools in SD - Aug 25th – decision
 - 5. **Rainwater Cistern-Irrigation: \$ 0.2 M**
Include in budget Aug 25th – decision
 - 6. **Add 7 v. 7 Soccer Field.....\$ 0.3 M**
- \$90.6 M Total**

Authorization for OPM to submit PSR to MSBA

PSR Submission-TOC

- 0 Table of Contents
- 1 Introduction
- 2 Evaluation of Existing Conditions
- 3 Final Evaluation of Alternatives
- 4 Preferred Solution
- 5 Local Actions and Approvals
- 6 Appendices

Next Steps

- ❑ June-August: D+W: Educational Programming with Faculty/Staff
- ❑ July 8: Sustainability Subcommittee
- ❑ July 23: School Building Committee: SD Kick-Off
- ❑ Week of Aug 3: School Tours – Ventilation and Cooling Systems
- ❑ Aug 18: Sustainability Subcommittee
- ❑ Aug 25: School Building Committee