



Westwood Public Schools

Hanlon-Deerfield Elementary School Building Project

A school for the community



- ❖ Playing fields
- ❖ Large gymnasium
- ❖ Additional performance space
- ❖ High-quality instructional space
- ❖ Retain access to Lowell Woods
- ❖ Walkable for families
- ❖ Traffic mitigation plan

A Bit of History

Late 1990s

Completed an addition and some renovations on Thurston Middle School

Early 2000s

Martha Jones and Downey schools were fully renovated

2000-2005

Town voted to fund and completed construction of current Westwood High School

2015

School Committee commissioned a Master Plan/Capital Needs study which identified Hanlon, Deerfield and Sheehan schools as needing significant capital repair or replacement

Hanlon, Deerfield, & Sheehan Need Modernization



Hanlon Elementary School - 1951



Deerfield Elementary School - 1953



Sheehan Elementary School - 1948

- All three schools have educational space deficiencies, especially in special education, art, and music.
- Each school needs significant systems upgrades, including HVAC, plumbing, electrical, exterior windows, and accessibility. Hanlon needs a new roof.
- Hanlon and Deerfield both have temporary modular classrooms.
- Hanlon was identified as having the most needs.

Westwood's Aging Schools



MSBA Funding

- Westwood submitted a **Statement of Interest (SOI)** to the **MSBA** for Hanlon in 2017 and was accepted into the program in December 2017 on our first submission
- Westwood subsequently met with the MSBA to ask it to **expand its investment** to “solve” for multiple schools.
- Since February 2019, Westwood has been working with the MSBA to scope out and design a new school to replace the Hanlon and Deerfield schools.
- In April 2021, the MSBA voted to grant Westwood a **reimbursement amount of up to \$18,235,725** for the construction of a new Hanlon-Deerfield school if the project is approved by residents at Town Meeting and Election.



Massachusetts School Building Authority

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

A quasi-independent public authority that partners with Massachusetts communities to support the design and construction of educationally-appropriate, flexible, sustainable, and cost-effective public school facilities.

Community participation



Since December 2018:

- ❖ Letters to residents
- ❖ School tours
- ❖ 75 open public meetings
 - ❖ 13 Community forums
 - ❖ 52 School Building Committee meetings and Subcommittee meetings
 - ❖ 10 Fin Com meetings
- ❖ Newspaper articles
- ❖ Information brochure
- ❖ WMC Video updates
- ❖ Opportunities for written and in-person input and feedback

Evaluation Criteria

Education:

How well does the option meet the goals of Westwood?

Community:

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

Cost:

How does the cost compare in terms of cost per student and overall cost to the Town?

Site:

How well does the option maximize on-site parking, allow for efficient drop-off circulation, and provide access to parking for fields?

Sustainability:

How well does the option align with the Town's sustainability goals?

Traffic:

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

Construction Impact/Logistics:

What is the project impact on students during construction? How difficult are the phasing and logistics?

Hanlon-Deerfield Consolidation



- New construction
- Design enrollment of 560 students
- At current Hanlon location









RECEPTION



LOBBY



CAFETERIA



LIBRARY/ MEDIA



GYM



CLASSROOM



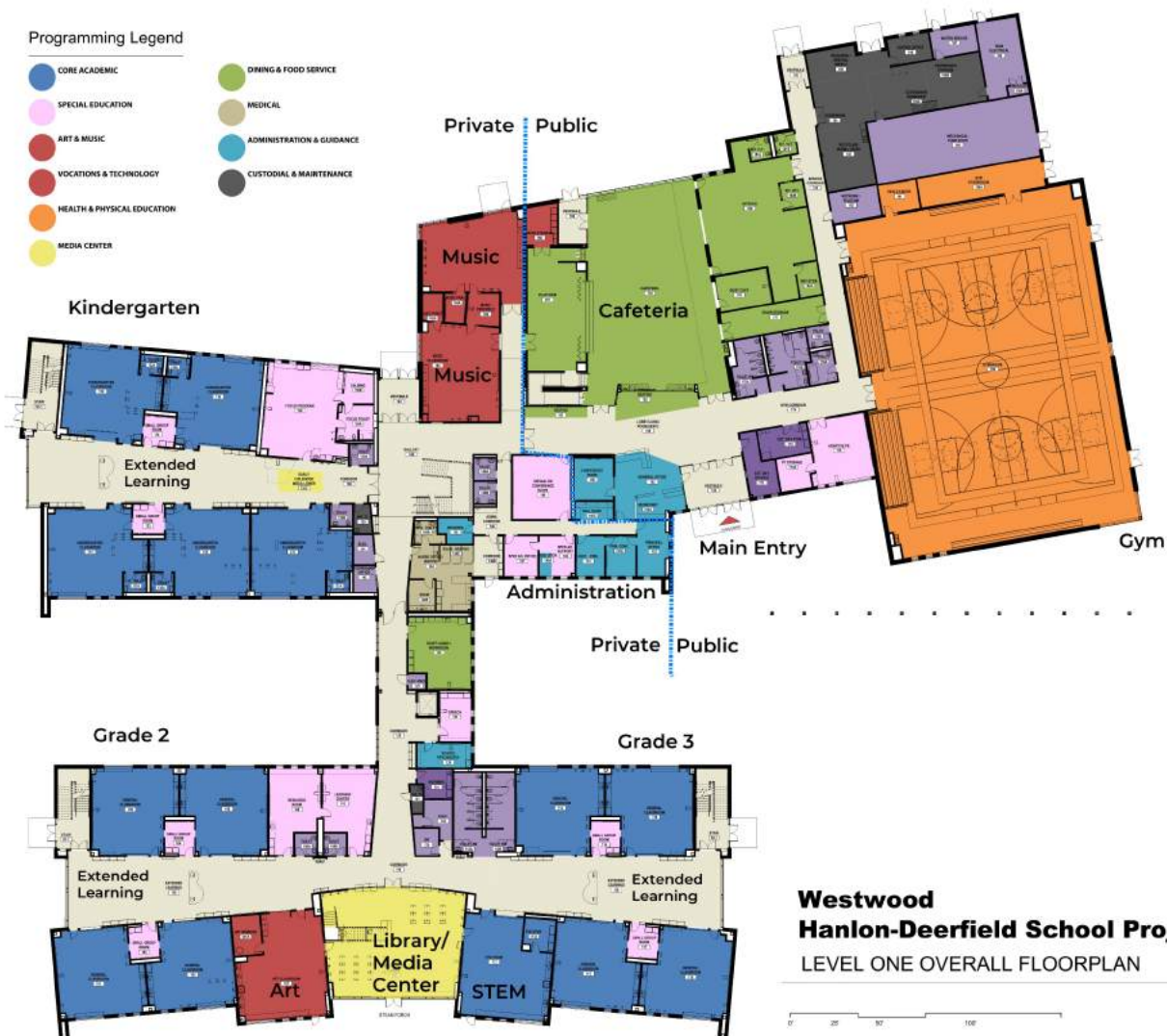
EXTENDED LEARNING AREA







First floor plan



Second floor plan



**Westwood
Hanlon-Deerfield School Project**
LEVEL TWO OVERALL FLOORPLAN



dw
DORE + WHITTIER

9/2/2021

Project Comparisons

Westwood
Hanlon-Deerfield ES



Medfield
Dale ES



Westborough
Fales ES



Wellesley
Hardy ES



Ashland
Mindess ES



Community	Westwood	Medfield	Westborough	Wellesley	Ashland
Construction start	2022	2022	2020	2023	2021
Cost per square foot	\$621	\$670	\$652	\$695	\$665
Sustainability benefits	Net zero ready Geothermal	Net zero ready Geothermal	Net zero Geothermal PV panels	Net zero ready PV panels	Net zero Geothermal PV panels
Project status	Pending town approval in Fall 2021 (Special Town Meeting and Election)	Pending town approval in Fall 2021	Construction almost complete; occupancy Fall 2021	Pending town approval in Fall 2021	Approved at Ashland's January 2021 Town Meeting

Project Cost

Total Project Cost	\$87,820,386
Feasibility Study – Approved at Spring 2018 Town Meeting	\$1,750,000
Design Development Bridge Funding – Approved at Spring 2021 Town Meeting	\$1,460,000
Balance of Project Cost – To be voted at Special Town Meeting (Oct. 18, 2021) and Special Election (Oct. 26, 2021)	\$84,610,836
Less MSBA Reimbursement	(\$18,235,725)
Total Project Cost to Town Residents	\$69,584,661

Debt Estimates

Estimated Total Project Cost	\$87,820,386
MSBA Maximum Reimbursement	(\$18,235,725)
Town Estimated Cost	\$69,584,661

Average Annual Cost of Bond issued at 30-year level debt service payment with various interest rates:

Interest Rate	Annual Interest and Principal Debt Service	Cost per \$100K of home value	Cost per Average Home (from Dept of Revenue) FY'21 Value of \$837,300
2%	\$3,114,976	\$55	\$462
3%	\$3,569,434	\$63	\$529
4%	\$4,058,069	\$72	\$602

The current \$44M 20-year High School bond, reimbursed at 59% by the MSBA, will be completed in FY'2023.

Last year of payment Impact of Roll-off	(\$406,000)	(\$7.20)	(\$60)
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Westwood School District Override History:

2008	Override: To meet operational budget needs
2002	Debt Exclusion: To construct new Westwood High
2000	Debt Exclusion: To renovate Martha Jones School
1999	Debt Exclusion: To renovate Downey School
1997	Debt Exclusion: To renovate Thurston Middle School

Why not just fix Hanlon?

- Fixing Hanlon will only address the facility needs of one school.
- Current Hanlon building cannot accommodate estimated future population growth
- Fixing Hanlon does not fix the challenges and inefficiencies of small school population in Hanlon and Deerfield
- Fixing Hanlon is the least cost-effective option:

Project	Estimated project cost	Cost per student
New Hanlon-Deerfield (560 students)	\$87.8 M	\$157K
New Hanlon only (315 students)	\$59.5 M	\$189K
Add/Reno for Hanlon (315 students)	\$61.7 M	\$196K

There is no “do nothing” option

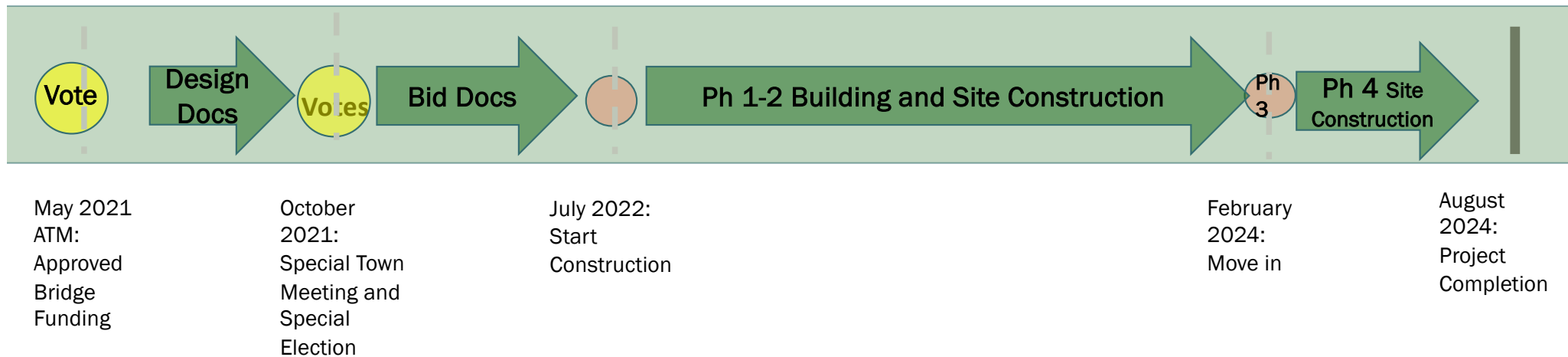
The proposed project is the School Department and Town’s solution to address the needs at Hanlon and Deerfield.

Without this project, the building deficiencies will still have to be addressed. The facilities and building systems have reached the end of their useful life.

	Base Repair Cost	Assessed Value of Building
Hanlon	\$25M	\$4.79M
Deerfield	\$16.7M	\$5.6M
TOTAL	\$41.7M	\$10.39M

- Base Repair only brings the building up to code with no modernization for current educational needs or community benefits and would still likely require a debt exclusion
- Capital repairs or replacement project costs that exceed certain parameters trigger requirements to bring the building up to code.
- Keeping these buildings “on life support” eats into our ability to maintain our other buildings.

Project Schedule



What about Sheehan?

May, 2021:

School Committee commissioned a high-level design study for Sheehan to determine feasibility of project.

June, 2021:

School Department submitted a Statement of Interest (SOI) to the MSBA for Sheehan.

February 2022:

MSBA will notify District whether or not Sheehan is accepted into program.

Potential Timeline	Without MSBA Participation*
Spring, 2023	Town vote for funding for design through bidding.
Fall, 2024	Town vote for funding for full project
Fall, 2026	School opens

*If the Town were invited into the MSBA program, the timeline would likely be pushed later.

What's Next?

- **October 18, 2021: Special Town Meeting**
- **October 26, 2021: Special Town Election**

For more information, please visit:

www.westwoodschoolbuilding.com

