

Westwood Public Schools

Hanlon Elementary School Building Project Community Forum

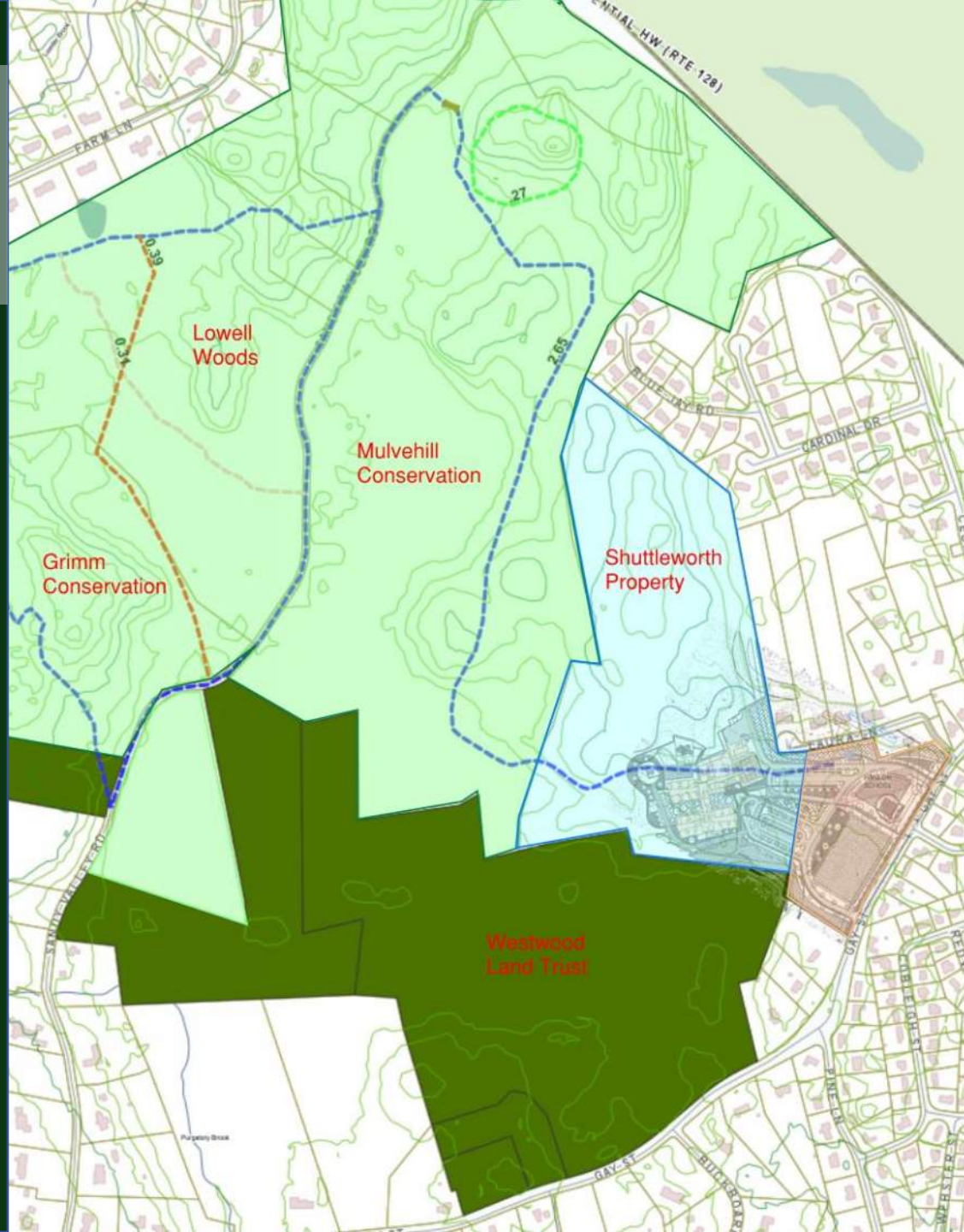
12.15.2020



Agenda

- **Schematic Design Inspiration and Project Overview**
- **Project Schedule and Phasing**
- **Cost Estimate**
- **Next Steps**

Community Context

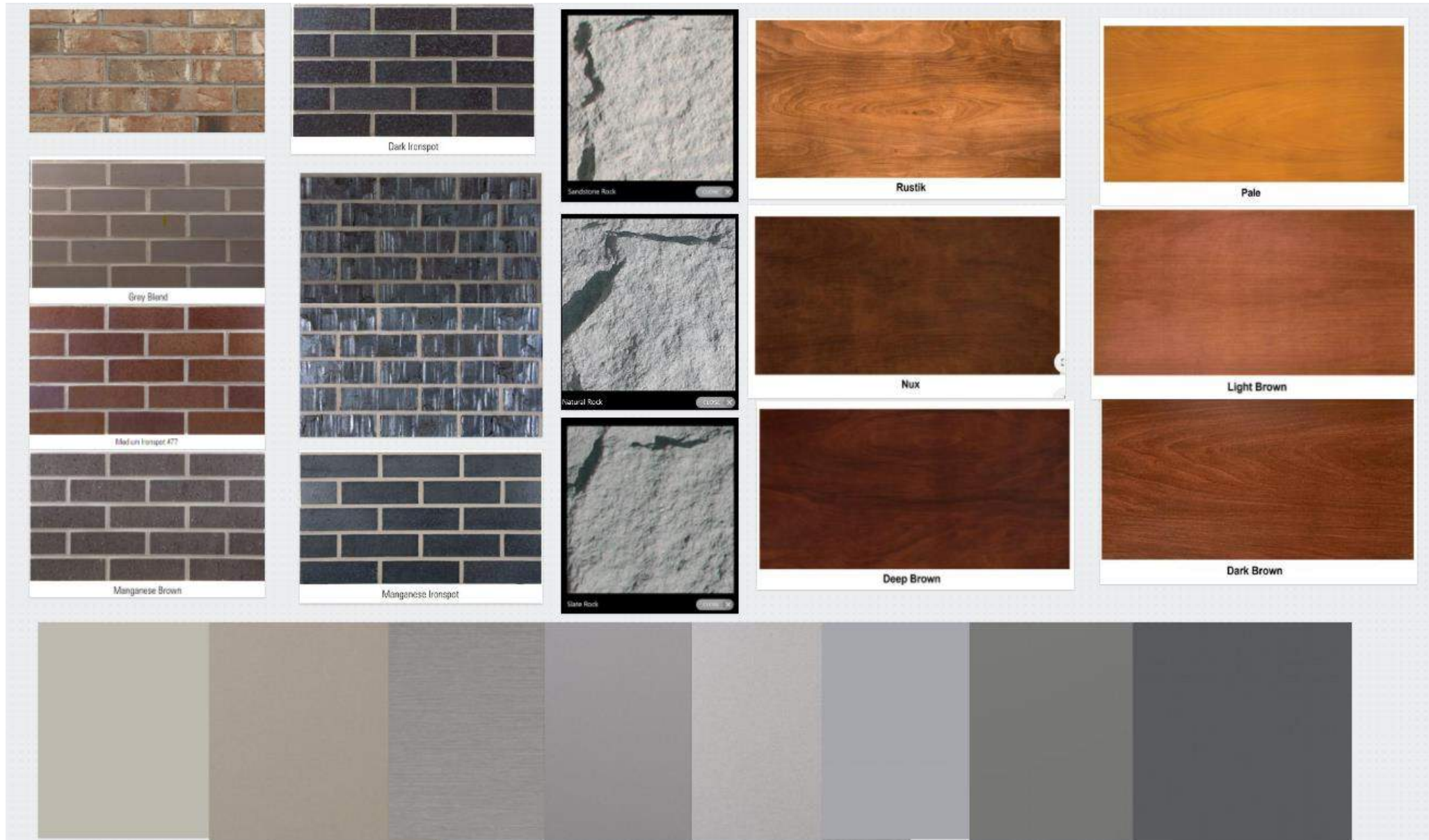


Existing Site Color Palette

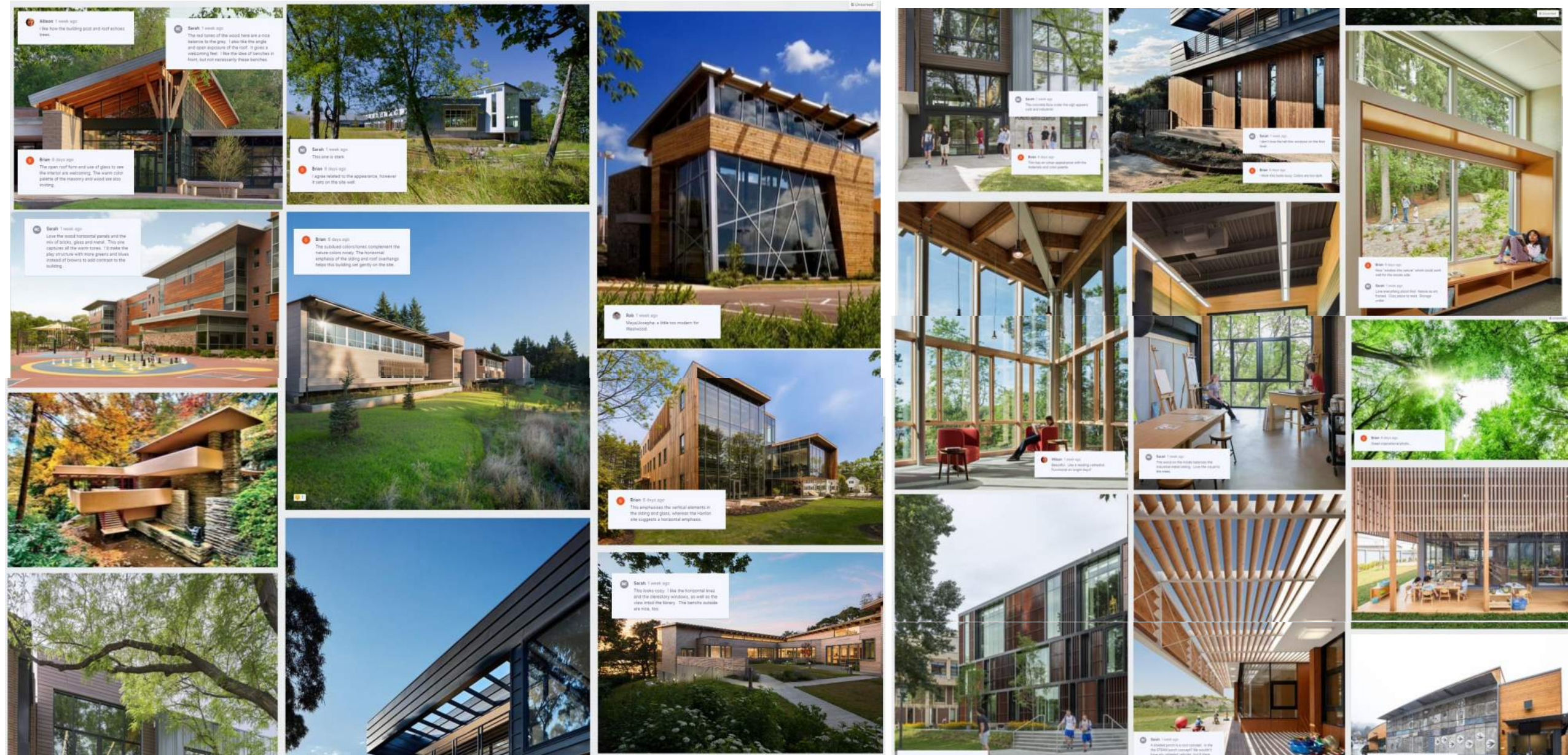
“a school in the woods”



Exterior Materials Palette



Exterior Inspiration Board

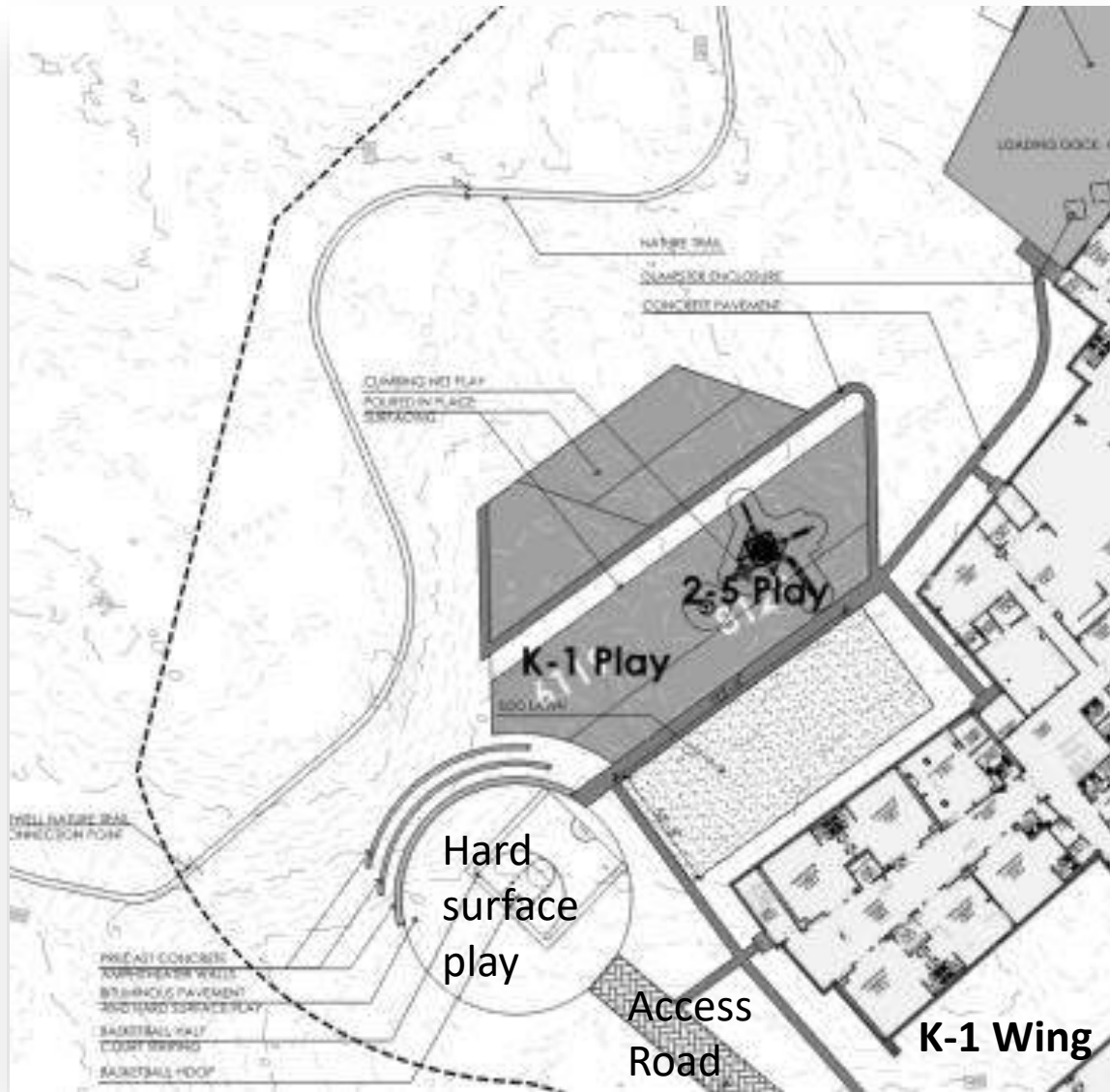




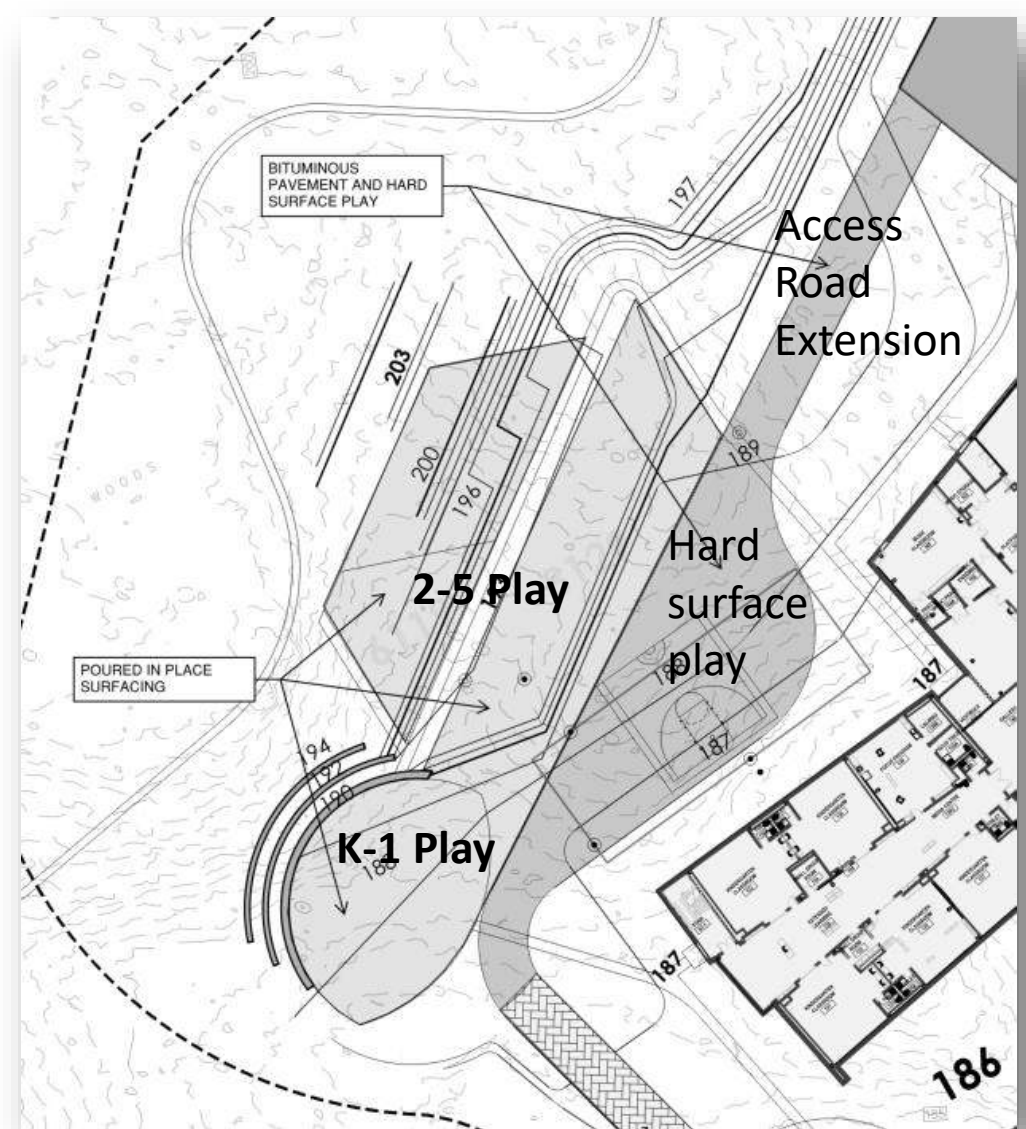
Site Plan

113,141 sf building, 17.5 acres +/-





Previous



Current

SD Update: Site Plan Revisions



View from Gay Street



View from Gay Street at northern entrance



View from Gay Street at pedestrian walkway



View from pedestrian walkway / fields



View from bus drop off



View of Entry Canopy at bus loop



View of main entry from parent drop-off loop



View of main entry and visitor parking



View of southern classroom wing



View of STEAM porch/outdoor classroom area

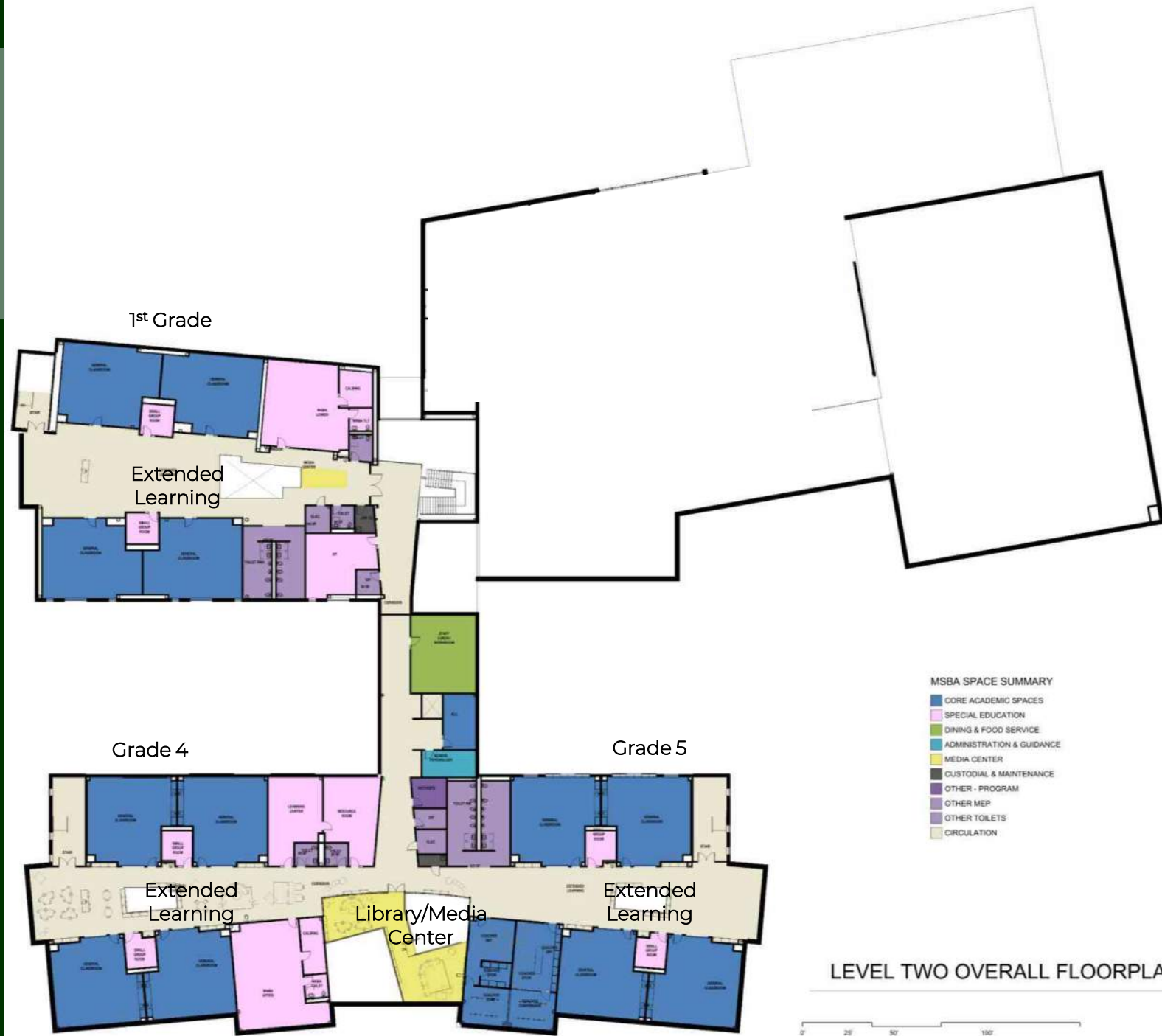


Birdseye overall view of building, looking northwest

First Floor Plan

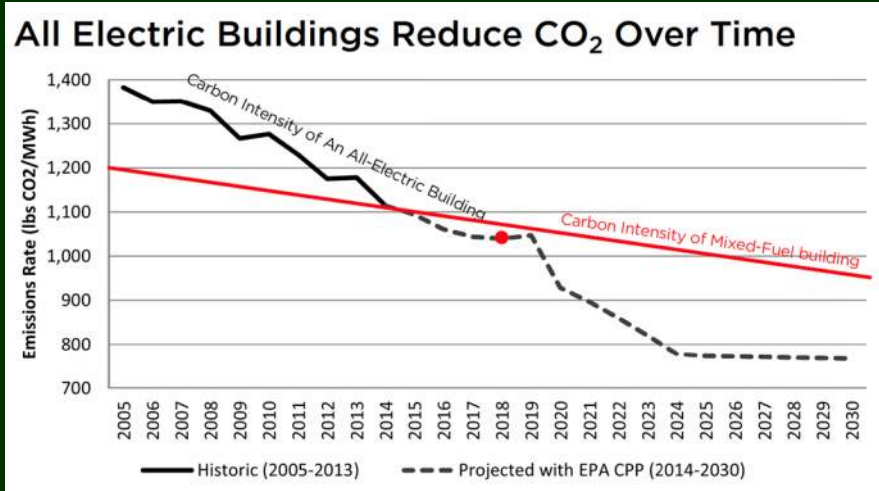


Second Floor Plan



Sustainability

Net Zero Energy Ready

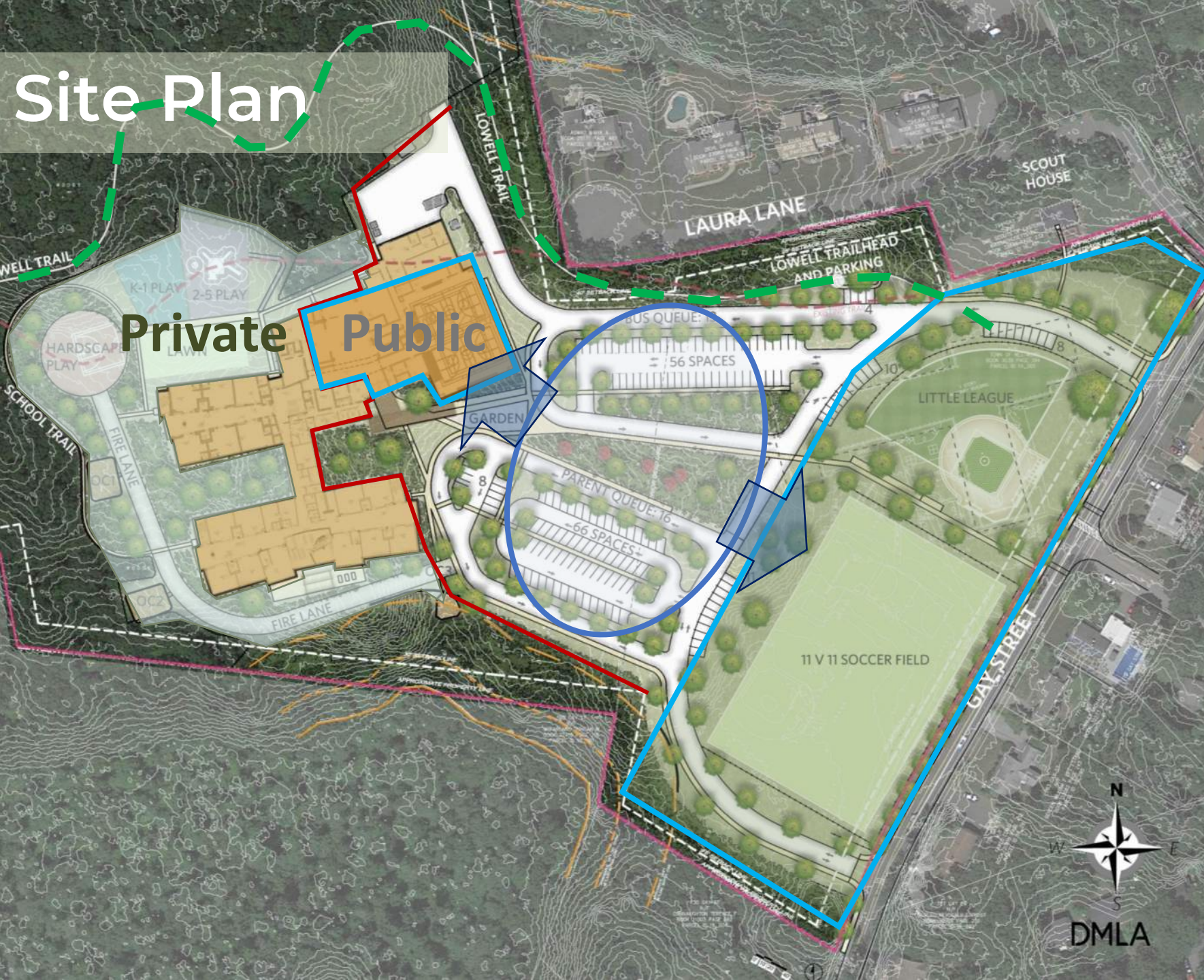


- Low Energy Building: Tracking 21 EUI
- Fossil Fuel Free - Geothermal
- PV infrastructure and REC's
- High Performance Ventilation
- Improved Envelope Design

LEED Checklist

- Targeting LEED-Sv4 Silver Certification

Site Plan



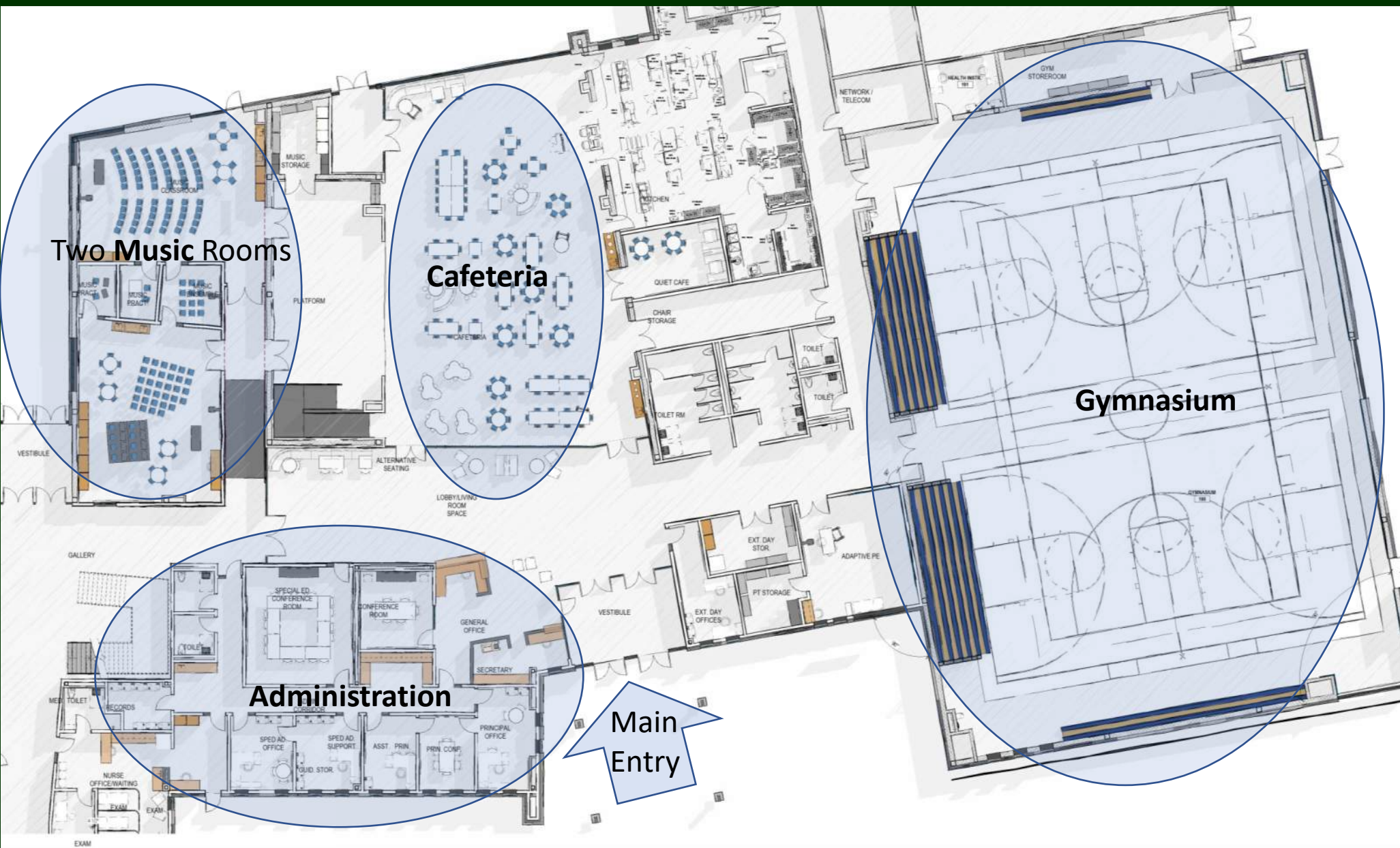
Private **Public**

Community Use

- Athletic Fields
 - 11 v 11 Soccer
 - Little League Baseball
- Cafeteria and Gym-easy access
- Ample parking: 150+ spaces
- Access to Lowell Woods



Admin, Cafeteria, Gym- School Use



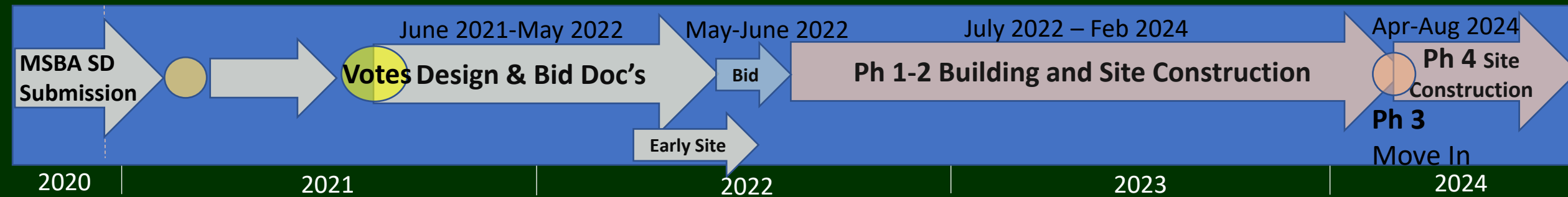
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Classroom Wing

- Enrichment Program
- Westwood Rec Dept
- Community Groups



Projected Project Schedule



Votes and Bid Document Prep:

Spring 2021- Spring 2022

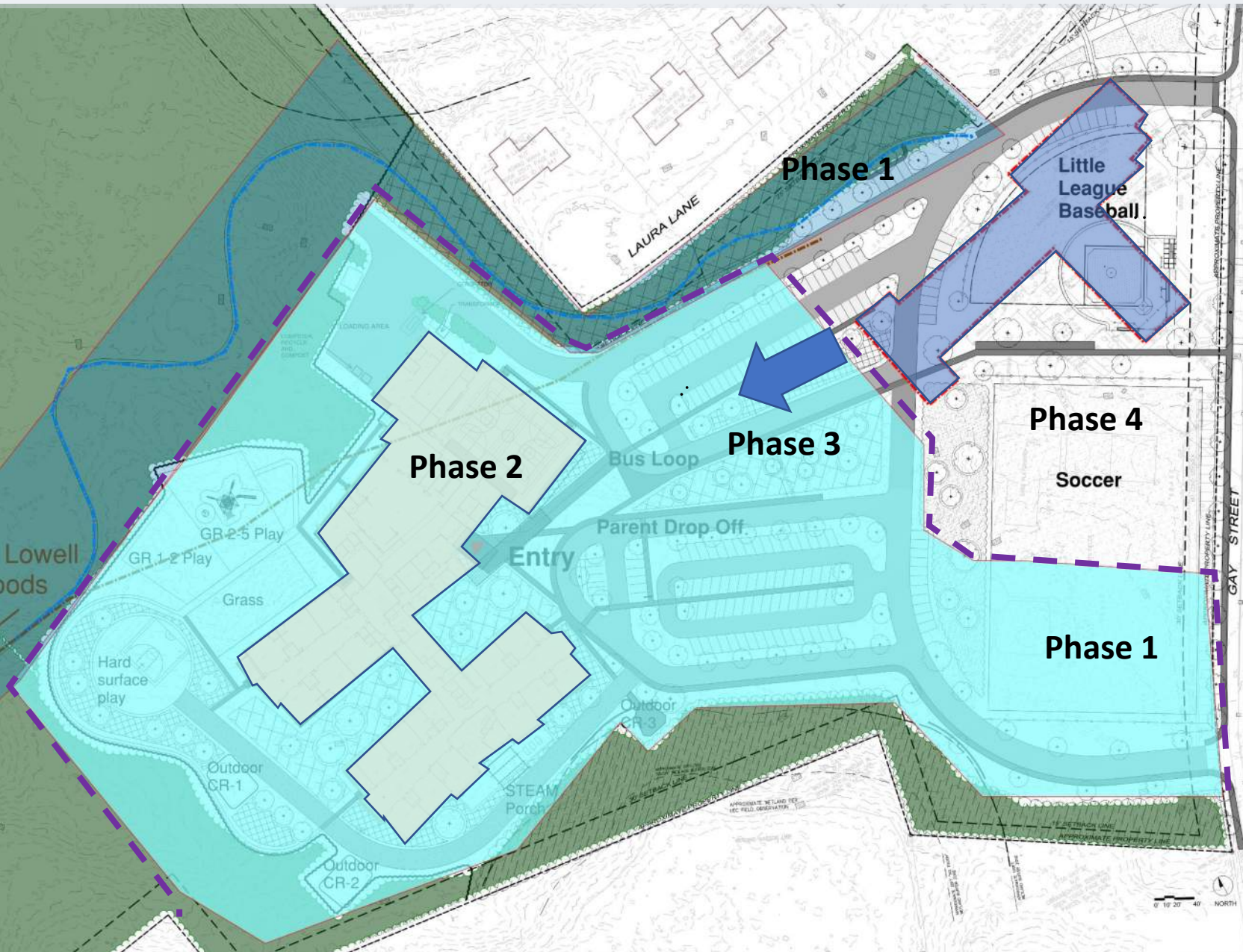
- Feb 2021: Submit SD package to MSBA
- Apr 2021: MSBA SD Vote
- **May/June 2021: Town Votes**
- June-Oct 2021: 4 months of Design Development
- Oct 2021-May 2022: 7 months of Construction Documents

Construction:

Spring 2022- Summer 2024

- Feb-June 2022: 4 months to Bid and Complete Site Prep package
- May-June: 2 months to bid remaining project
- July 2022-Feb 2024: 19 months building construction
- March 2024: Move into new school
- April 2024-Aug 2024: Demo existing building – complete remaining site work

Construction Phasing Plan and Schedule



Phase 1: 2 months

Construct fencing- separation from existing school

Clear, grub, prep site

Construct new trail

Phase 2: 19 months

Construct new school

Phase 3: 1 month

Move students into new building

Phase 4: 5 months

Abate and demolish existing school

Complete remaining fields, landscaping and roads

Existing school remains in continuous operation throughout construction

Overview : Construction Cost vs. Project Cost and Alternates

Construction Cost: Costs associated with construction of site and building

- Drawings and Specifications – issued to a contractor to bid
- Includes elements integrated into infrastructure of the building/site
- Does not include loose furniture and technology

Soft Cost: Remaining costs associated with project

- Consultant costs: ie. Architect, Engineers, OPM, Cx Agent
- Permitting, Testing
- Owner Contingencies
- Loose furniture and technology (computers, AV equipment)

Project Cost: Sum of both of those combined

- Amount presented to the public for authorization to bond

Alternate: An item desired to be included in project if bids are favorable

- Delineated within the drawings and spec's



Construction Cost Estimates

Target Construction Cost	\$ 70,381,157
Target Soft costs	\$ 17,800,000
Target Project Cost	\$ 88,181,157

**Cost Estimates from two Professional Cost Estimators
Reconciled to form one agreed upon cost estimate**

Reconciled Construction Cost Estimate	\$ 71,068,130
Potential Savings (Three buckets) :	\$ (2,422,928)

Potential Revised Base Construction Cost	\$ 68,645,202
Possible AC revisions: future review	TBD

Alternate: Add UV-C system	\$ 187,274
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Items **included** in reconciled cost estimate:

- Natural Gas Emergency Generator vs. Bio-Diesel
- Radon Mitigation
- Project Schedule extended
- Possible Access Road connection
- Ledge Removal

\$686,973 Above target

Three Buckets:

- ☐ Accept
- ☐ Make into an Alternate
- ☐ Not Accepted

Construction Cost Comparison – Similar Projects

Westwood
Hanlon ES



Construction Start: 2022

\$621/sf

New
Net Zero Ready
Geothermal
No PV Panels

Medfield
Dale ES



2022

\$614/sf

New
Geothermal Alt.
No PV Panels

Westborough
Fales ES



2020

\$652/sf

New
Net Zero Ready
Geothermal
With PV Panels

Wellesley
Hunnewell ES



2022

\$604/sf

New
Net Zero Ready
No Geothermal
With PV Panels

Ashland
Mindess ES



2021

\$645/sf

New
Net Zero Ready
Geothermal
With PV Panels

Building Project – Next Steps

December:

14th: Select Board, FinCom, School Committee Joint Meeting

15th: Community Presentation

January 2021

22nd SBC Meeting

February 2021

5th SBC vote on SD Submission to MSBA with Budget

24th: Design Team submits SD Pkg to MSBA

April 2021

MSBA Board Meetings

May/June 2021:

Town Meeting – Ballot Vote

Future Community Forums will be held in February and March

Exact dates to be determined

FinCom Meetings


January 2021

26th Annual Town Meeting Warrant Article Sponsors

March 2021

8th First Public Hearing – Annual Town Meeting

29th Final Public Hearing – Annual Town Meeting



Questions, Comments,
Reactions?