



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
- ❖ Traffic mitigation plan

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



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

Hanlon-Deerfield Building Project

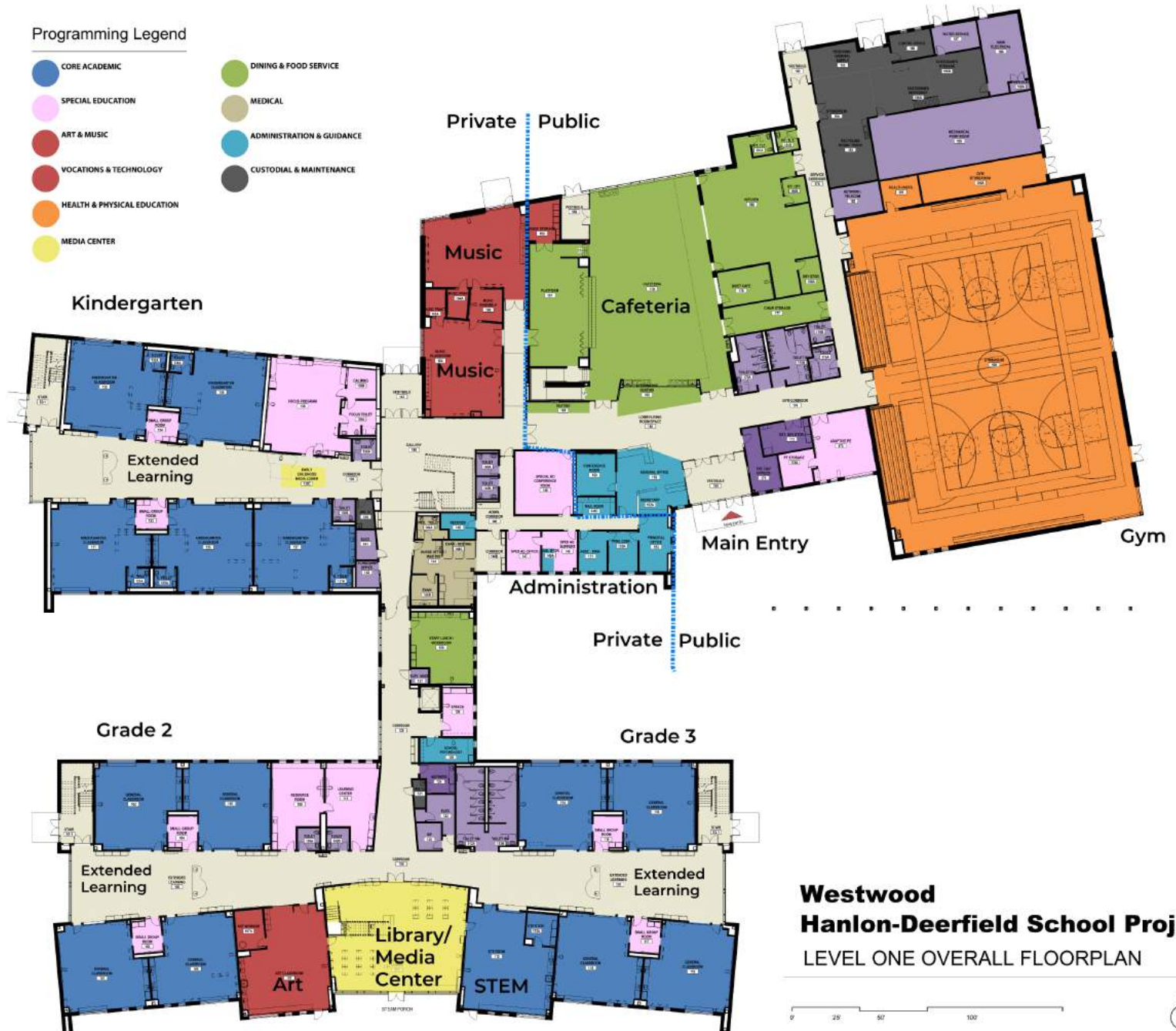


- New construction
- Design enrollment of 560 students
- At current Hanlon location

First floor plan

Programming Legend

- CORE ACADEMIC
- DINING & FOOD SERVICE
- SPECIAL EDUCATION
- MEDICAL
- ART & MUSIC
- ADMINISTRATION & GUIDANCE
- VOCATIONS & TECHNOLOGY
- CUSTODIAL & MAINTENANCE
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER



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



Second floor plan

Programming Legend

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART & MUSIC
- VOCATIONS & TECHNOLOGY
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE

1st Grade



Grade 4



Grade 5

Westwood Hanlon-Deerfield School Project LEVEL TWO OVERALL FLOORPLAN











RECEPTION



LOBBY



CAFETERIA



LIBRARY/ MEDIA



GYM



CLASSROOM



EXTENDED LEARNING AREA







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

There is no “do nothing” option

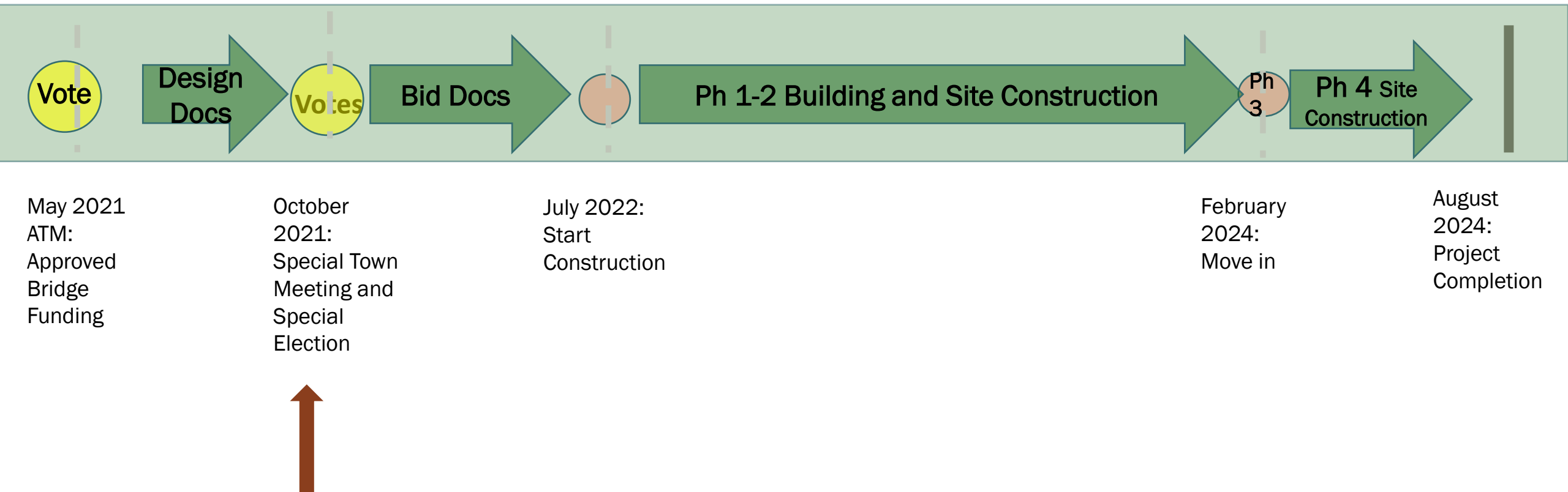
The proposed project is the School Department and Town’s solution to address the needs at Hanlon and Deerfield. Without this project, the buildings’ deficiencies will still have to be addressed.

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

Base Repair only:

- Town spends \$41.7M on buildings that are worth \$10.4M.
- Brings the buildings up to code but does not solve any of the existing problems of too-small classrooms, inadequate support and special education spaces, problematic traffic.
- Does not provide any of the community benefits such as new fields and recreational space.
- Takes money away from other schools and affects 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



Questions?

