

Westwood Public Schools  
**Hanlon-Deerfield Elementary  
School Building Project**  
Community Forum  
03.18.2021

# Westwood's Hanlon-Deerfield Project: A School for the Community

- ✓ High-quality education space for students
- ✓ Playing Fields
- ✓ Large Gymnasium
- ✓ Additional performance space
- ✓ Retain access to Lowell Woods
- ✓ Walkable for families
- ✓ Includes traffic mitigation plan



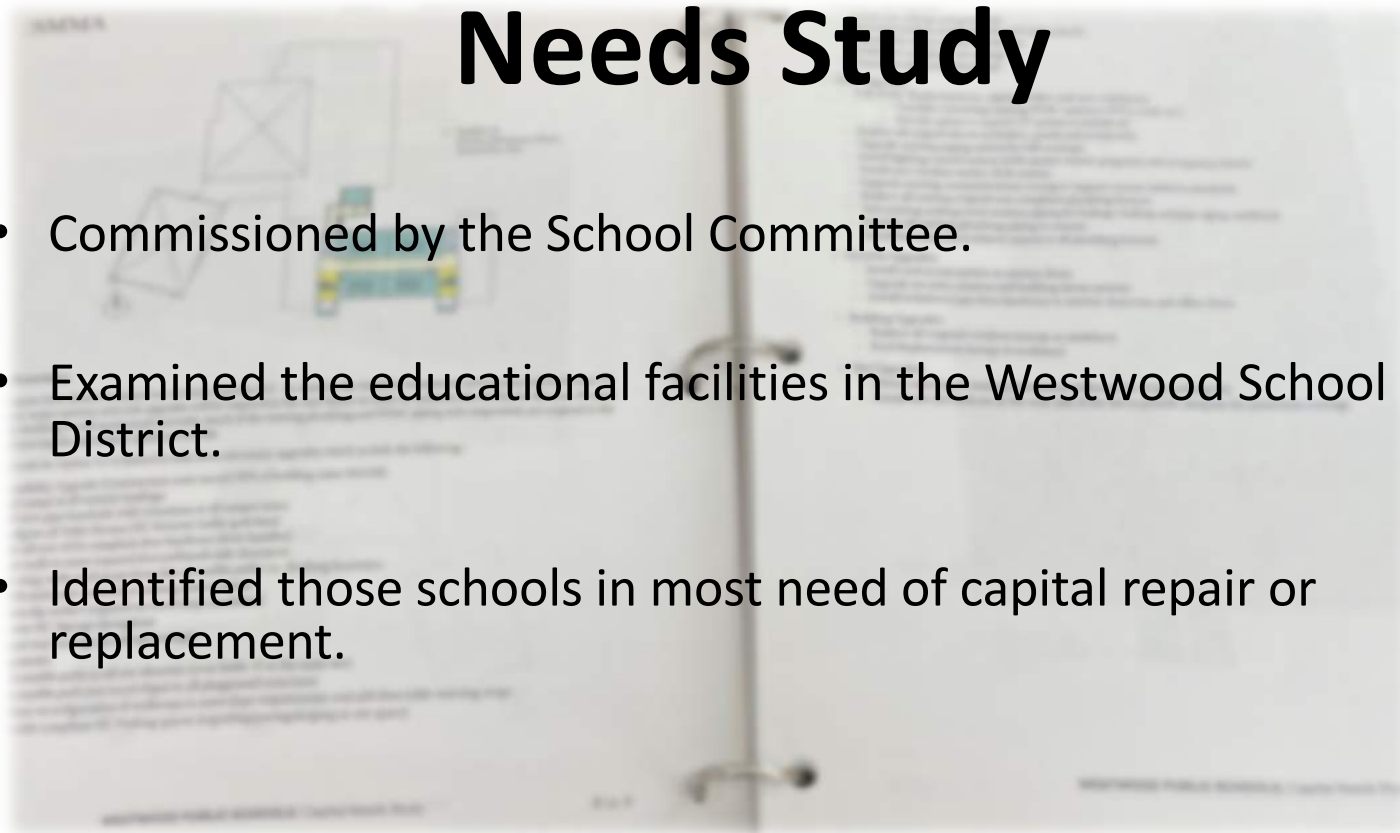
---

# A Bit of History...

- In the late 1990's, the community completed an addition and some renovations at Thurston Middle School.
  - Both the Martha Jones and Downey schools were fully renovated in the early 2000s.
  - The town completed construction on the current Westwood High School (and the Preschool facility) in 2005.
-

# 2015 Master Plan/Capital Needs Study

- Commissioned by the School Committee.
- Examined the educational facilities in the Westwood School District.
- Identified those schools in most need of capital repair or replacement.



# Hanlon, Deerfield, and Sheehan are in Need of Modernization



- All three schools experience space deficiencies in their educational programs, particularly special education, art, and music.
- Each school needs significant upgrades, including HVAC, plumbing, electrical, exterior windows, accessibility. Hanlon needs a roof replacement.
- Hanlon and Deerfield are overcrowded; they have temporary modular classrooms.
- Hanlon was determined to be in the most need of the three schools.

## Westwood's Aging Schools



## Just this school year...



- Ceiling collapse in a classroom at Hanlon; required school closure.
- Roof replacement and mold abatement on Deerfield modular classrooms; required certain classes to relocate within the school.



# 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.***

- Westwood submitted a Statement of Interest (SOI) for Hanlon in 2017.
- We were accepted into the program in December 2017 on our first submission.
- We subsequently met with the MSBA to ask them to expand their investment to “solve” for multiple schools.
- Residents appropriated funds to conduct a Feasibility Study in May 2018.
- The MSBA voted Westwood into the Feasibility Study in February 2019 and the School Building Committee (SBC) was formed thereafter.



## Repair or Replace?



Hanlon only  
315 students

Hanlon + Deerfield  
560 students

Hanlon + Sheehan  
685 students

Reno

Add/  
Reno

New

Add/  
Reno

New

Add/  
Reno

New

1 RO-HO.1

2 AR-HO-H.1

6 NHO-H.1

3 AR-HD-H.2

7 NHD-H.1

4 AR-HS-H.3

11 NHS-H.1

8 NHD-H.2

5 AR-HS-S.1

12 NHS-H.2

9 NHD-H.3

13 NHS-S.1

10 NHD-H.3

14 NHS-S.2

15 NHS-S.3

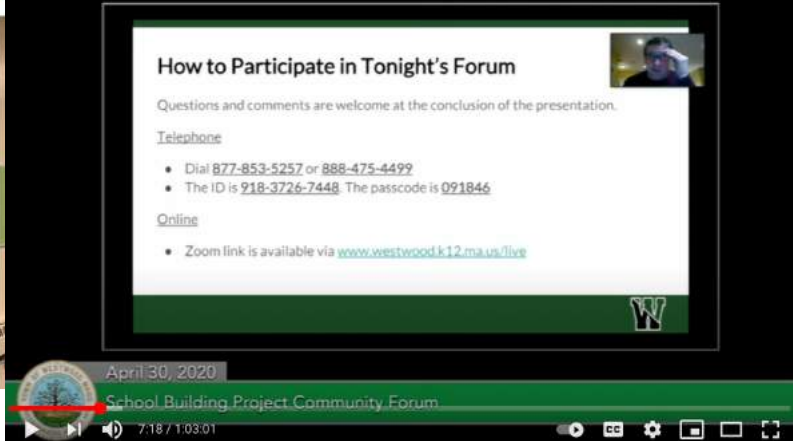
# Back and Forth Communication

Since Dec, 2018:

- Letters to residents
- School tours
- 55 open public meetings dedicated to the building project
  - 13 Community forums
  - 24 School Building Committee (SBC) meetings
  - 18 SBC Subcommittee meetings
- Newspaper articles
- Letters to the Editor
- Westwood Media Center video updates



# Back and Forth Communication



# Evaluation Criteria – Developing the Criteria

## **Education:**

How well does the option meet the education goals of Westwood?

## **Community:**

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

## **Site:**

How well does the option:

- maximize on-site parking,
- allow for efficient drop-off circulation,
- provide access to parking for sports fields?

## **Sustainability:**

How well does the option align with the sustainability goals of the town?

## **Traffic:**

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

## **Logistics/Construction Impact:**

What is the impact of the students on the project site during construction?

How difficult is the phasing and logistics?

## **Cost:**

How do costs compare in relation to cost per student?

**Westwood Hanlon Elementary School Evaluation Criteria**

2/10/2020

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	RO-H.1	AR-HO-H.1	AR-HD-H.2	AR-HS-H.3	AR-HS-S.1	NHO-H.1	NHD-H.1	NHD-H.2	NHD-H.3	NHD-H.4	NHS-H.1	NHS-H.2	NHS-S.1	NHS-S.2	NHS-S.3	
type	Reno	Add-Reno	Add-Reno	Add-Reno	Add-Reno	New	New	New	New	New	New	New	New	New	New	
size	Hanlon Only 315	Hanlon Only 315	Hanlon-Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	
location	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan	Sheehan	Sheehan	
A	Education	1	2	2	4	4	4	5	4	4	5	5	5	4	4	5
B	Site	1	4	4	4	2	5	5	5	5	5	5	5	2	3	3
C	Traffic	2	4	4	2	1	5	4	4	4	4	2	2	1	1	1
D	Community	1	3	3	4	2	5	5	5	5	5	5	5	2	2	2
E	Sustainability	1	3	3	4	4	5	5	5	5	5	5	5	5	5	5
F	Logistics / Construction Impact	1	1	2	2	1	4	4	4	4	4	4	4	2	2	2
G	Cost Per SF	791	726	692	700	702	679	652	639	641	651	620	619	623	622	624
		7	17	18	20	14	28	28	27	27	28	26	26	16	17	18



Best	Better	Good	Fair	Poor
------	--------	------	------	------

5

4

3

2

1



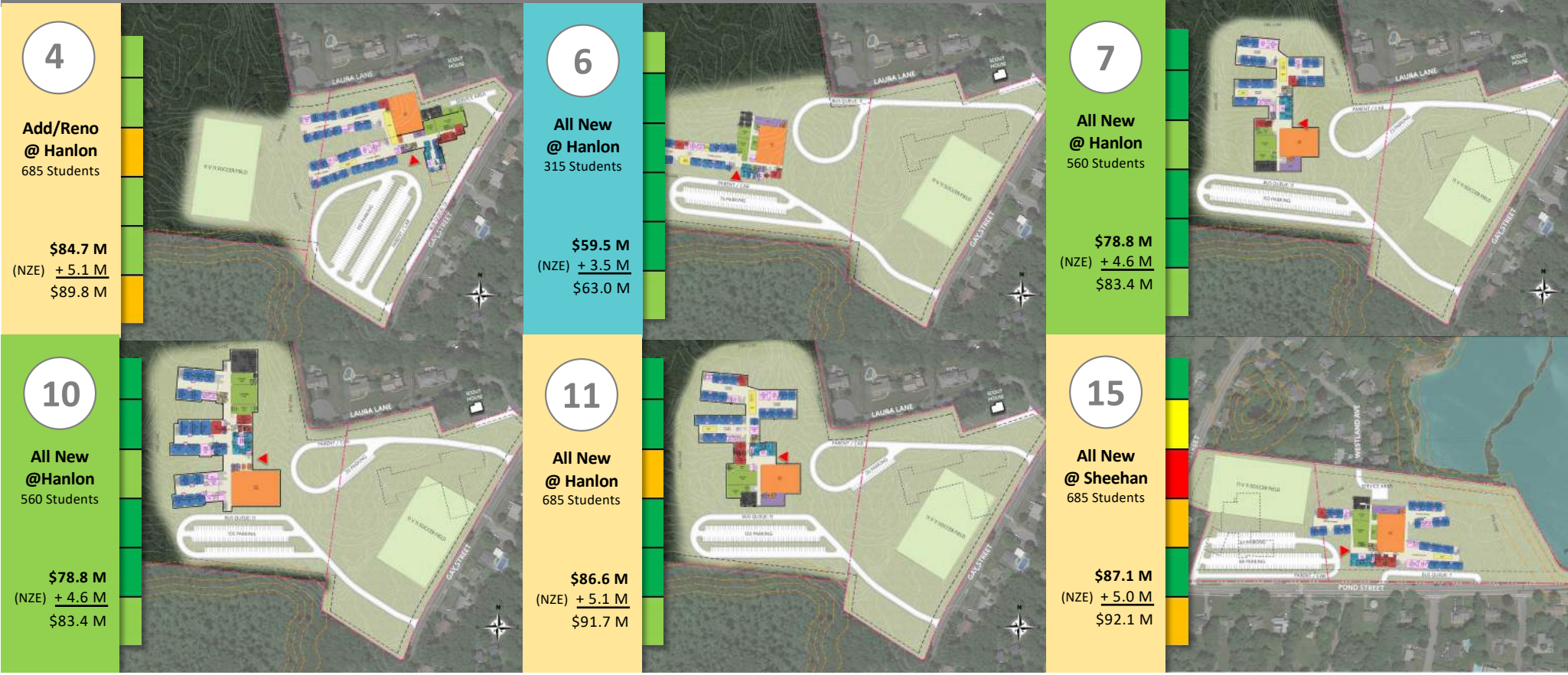
Recommended short list



MSBA Requirement

# Recommended Short-Listed Options\*

\* Includes Base Repair, Option #1 - \$25 M



# Evaluation Criteria – Final Matrix

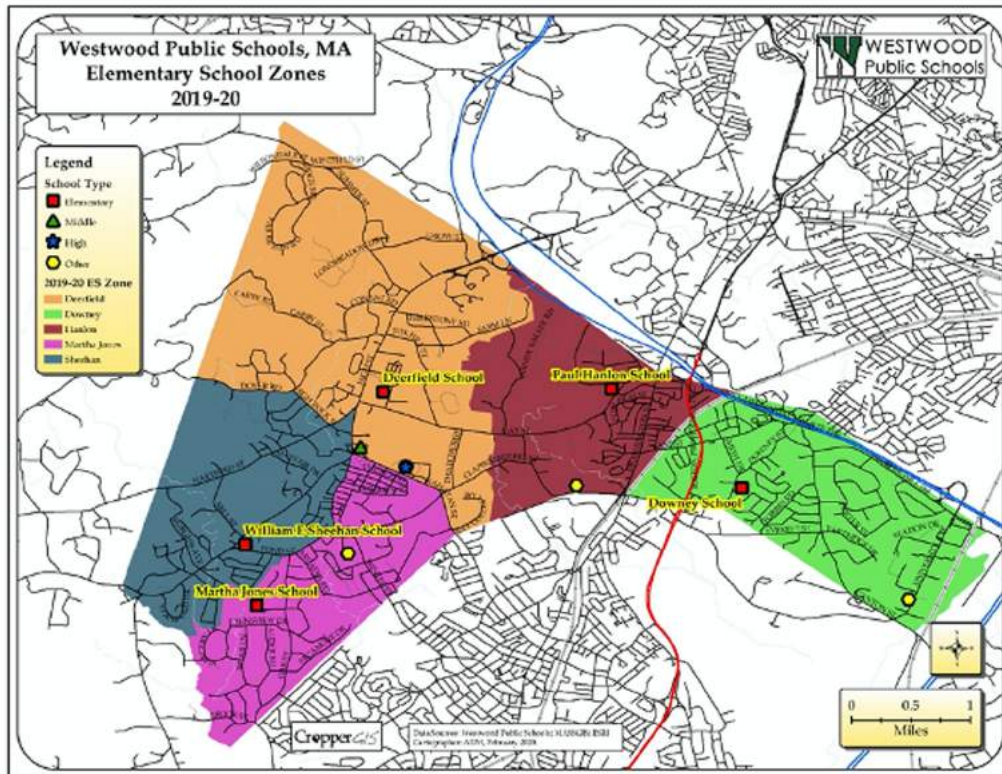
		Weight Multiplier	1	4	6	7	10	11	15
	type		Reno Only	Add-Reno	New	New	New	New	New
	size		Hanlon Only 315	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685
	location		Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan
	informal name		Existing	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
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
Total		100	183	323	370	458	443	403	315



# Cost

		<b>Option 1</b>	<b>Option 4</b>	<b>Option 6</b>	<b>Option 7</b>	<b>Option 10</b>	<b>Option 11</b>	<b>Option 15</b>
		Reno Only	Add/Reno	New	New	New	New	New
		Hanlon Only 315	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685
	Weight Multiplier		"Linear"	"Hammertacker"	"Tree"	"E"	"Tree"	"Butterfly"
Overall Cost	5	<b>5</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>2</b>
Net Cost to Town for all Three Schools	15	<b>1</b>	<b>4.5</b>	<b>2</b>	<b>3.5</b>	<b>3.5</b>	<b>4.5</b>	<b>4.5</b>
Busing and Operational Costs	5	<b>1</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>3</b>
Category Subtotal	25	<b>45</b>	<b>98</b>	<b>65</b>	<b>93</b>	<b>93</b>	<b>98</b>	<b>93</b>

# Current Elementary School Zones

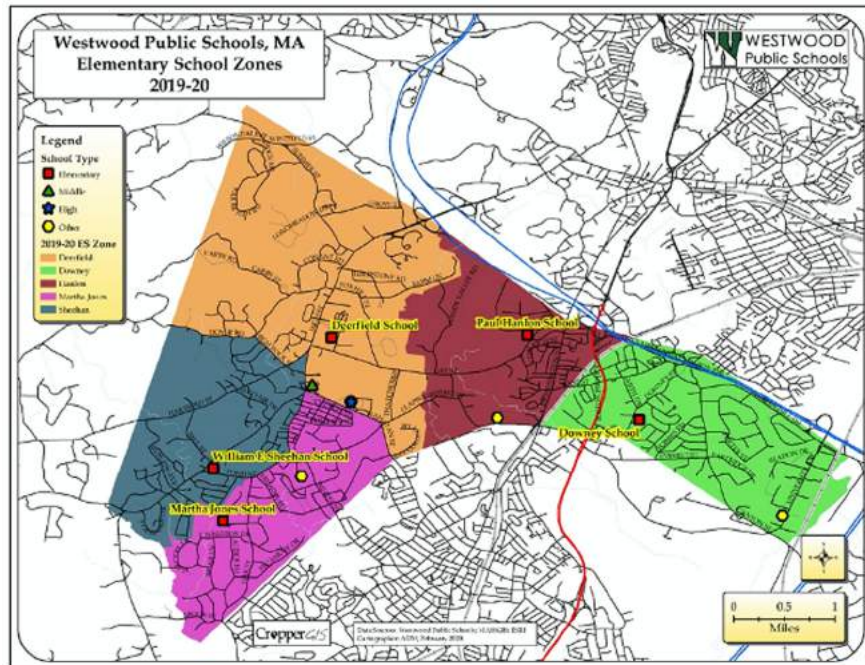


Redistricting consultant was tasked with:

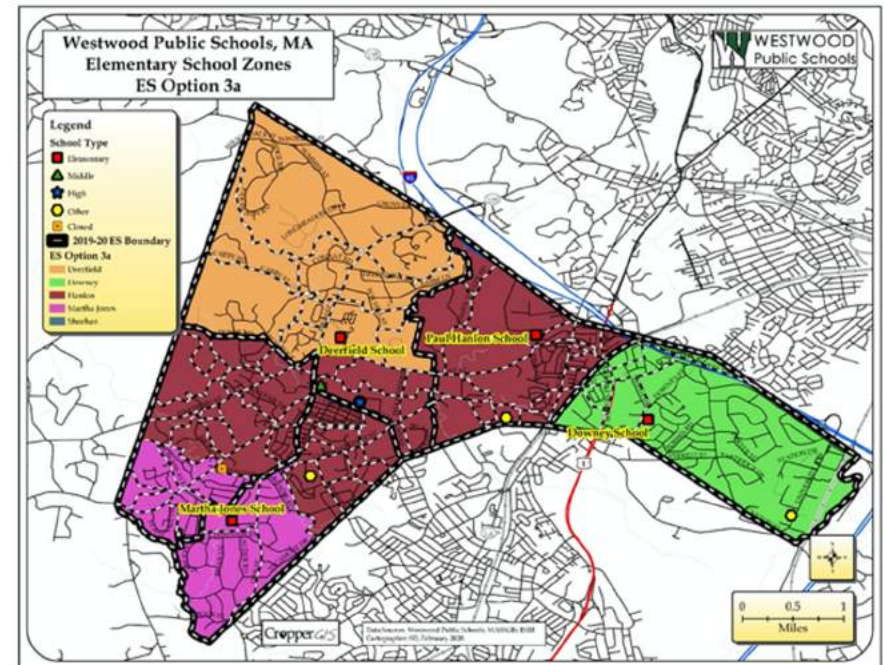
- How best to redistrict for a Hanlon-Deerfield consolidation?
- How best to redistrict for a Hanlon-Sheehan consolidation at Hanlon?
- How best to redistrict for a Hanlon-Sheehan consolidation at Sheehan?

Consolidate Hanlon and Sheehan with 685 students on Hanlon site:

Existing District Map

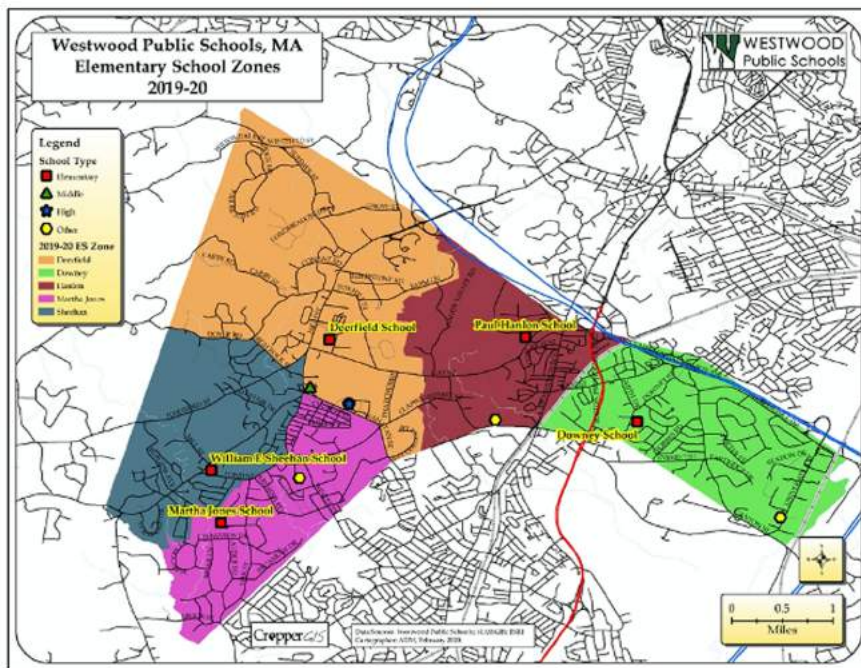


Proposed District Map

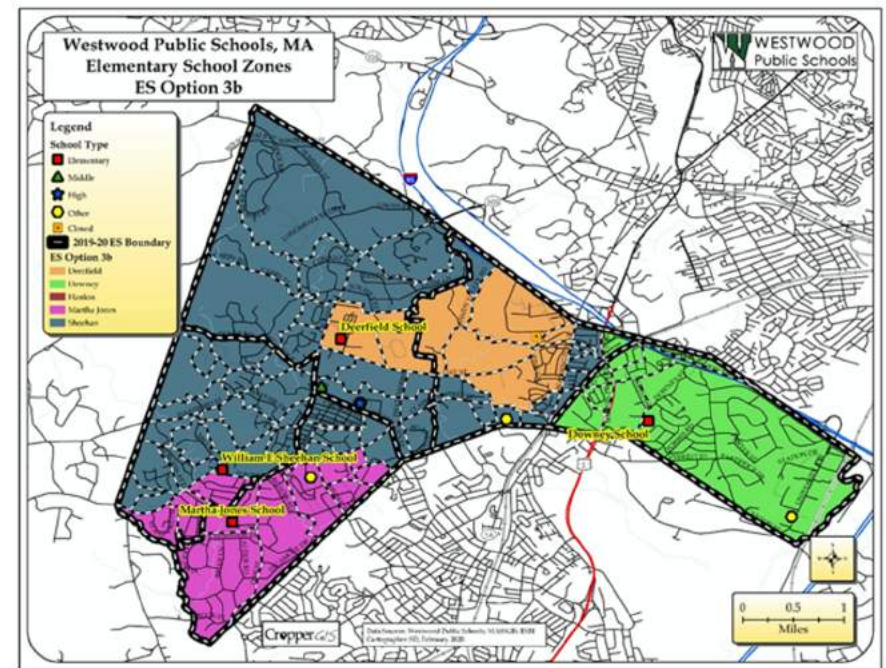


Consolidate Hanlon and Sheehan with 685 students on Sheehan site (Option 1):

Existing District Map

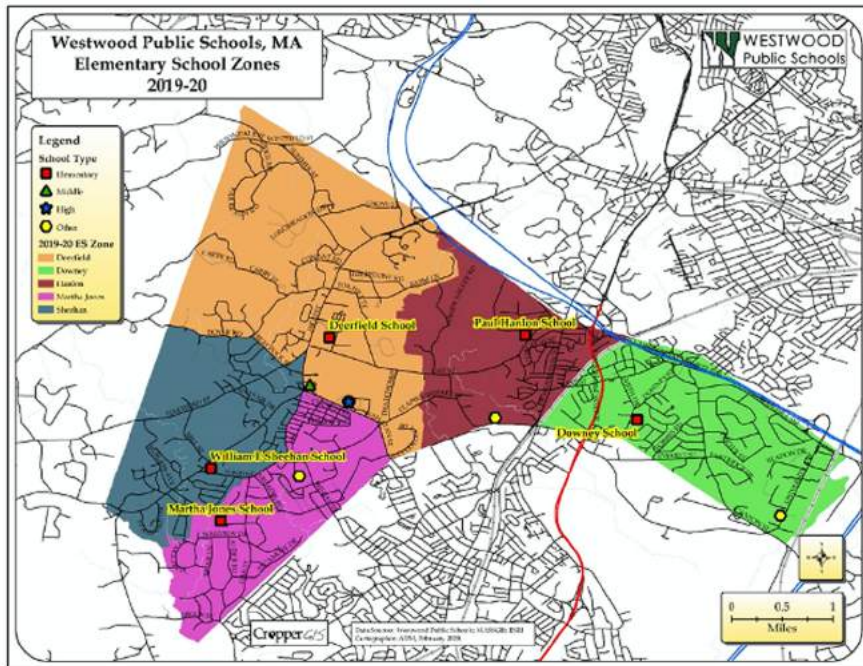


Proposed District Map

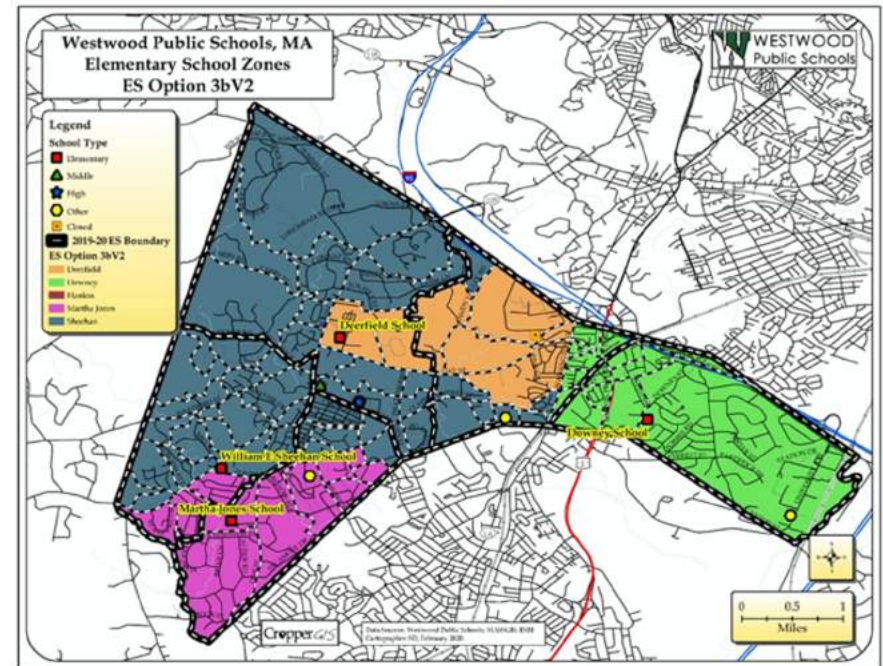


Consolidate Hanlon and Sheehan with 685 students on Sheehan site (Option 2):

Existing District Map

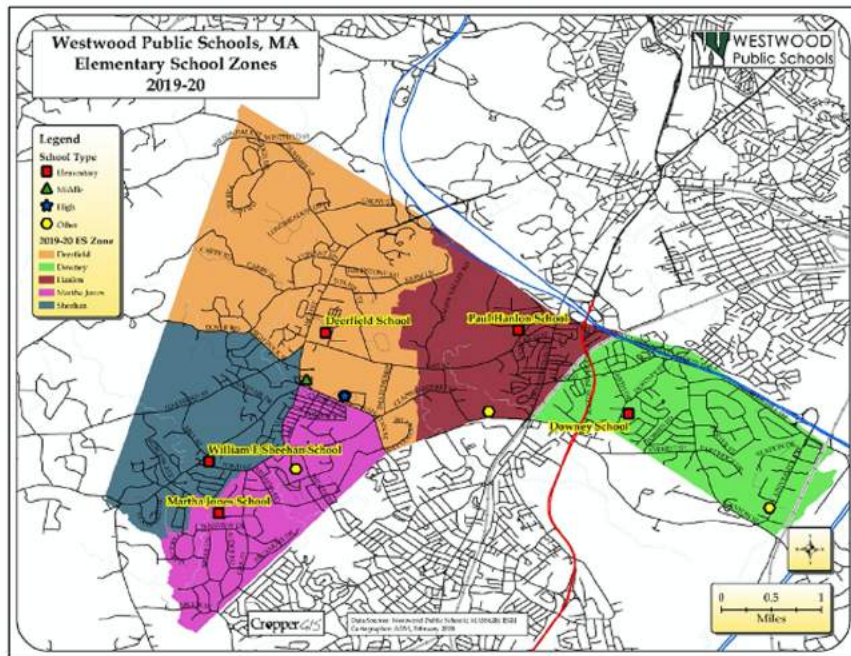


Proposed District Map

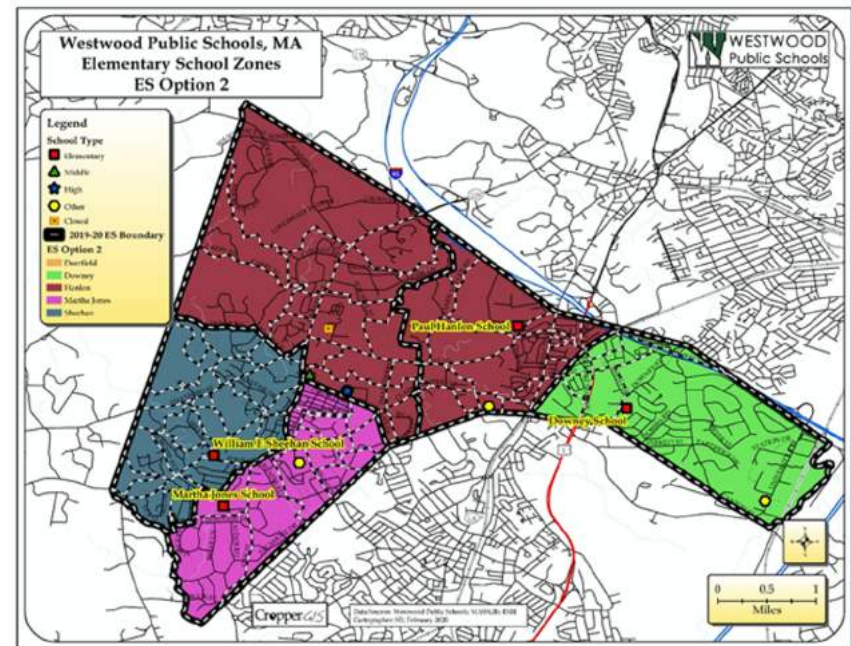


Consolidate Hanlon and Deerfield with 560 students on Hanlon site:  
(option recommended by consultant)

Existing District Map



Proposed District Map



# Evaluation Criteria – Final Matrix

		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
<b>Total</b>	<b>100</b>	<b>183</b>	<b>323</b>	<b>370</b>	<b>458</b>	<b>443</b>	<b>403</b>	<b>315</b>	

# Recommended Option

## Option 7

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







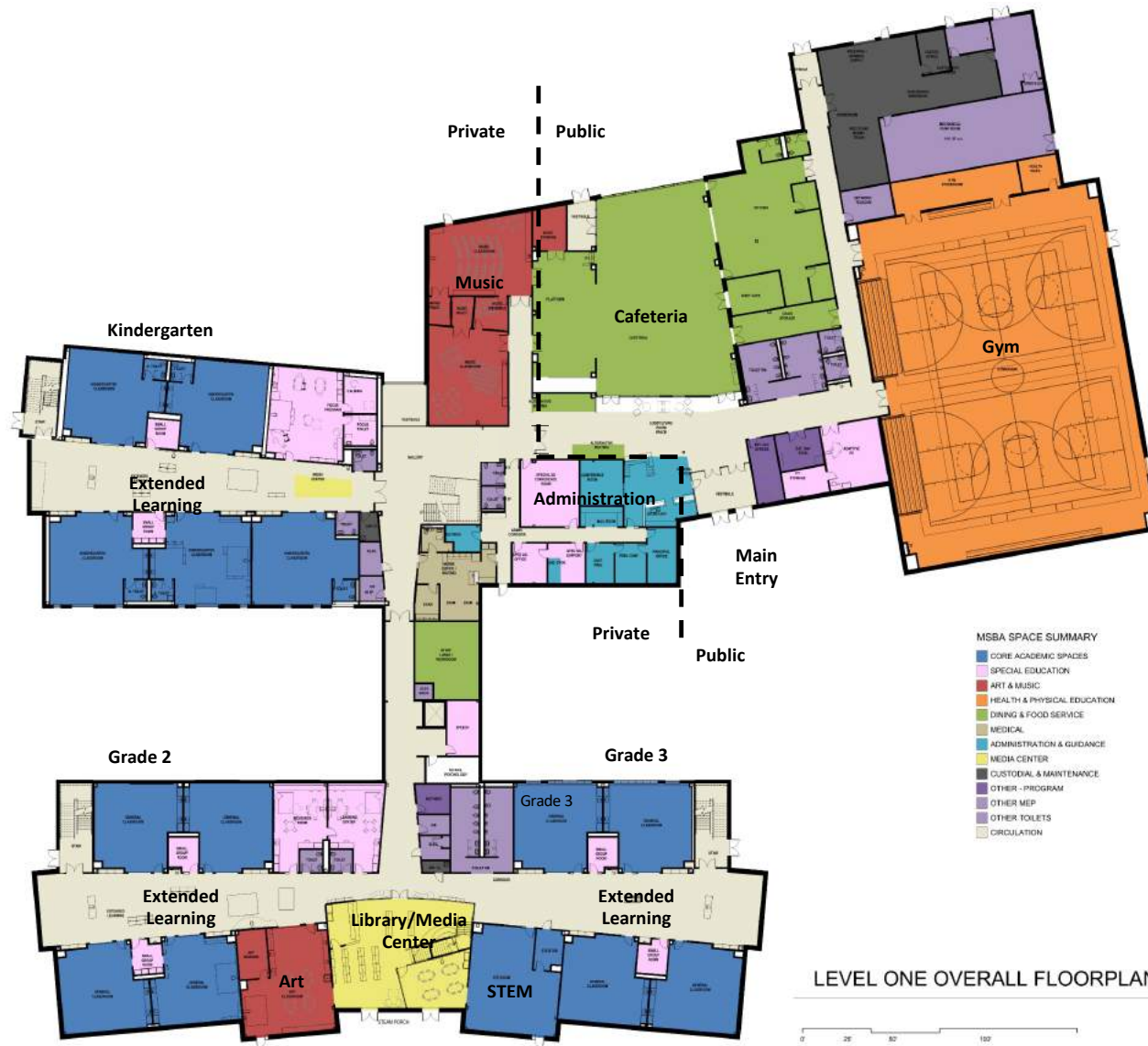




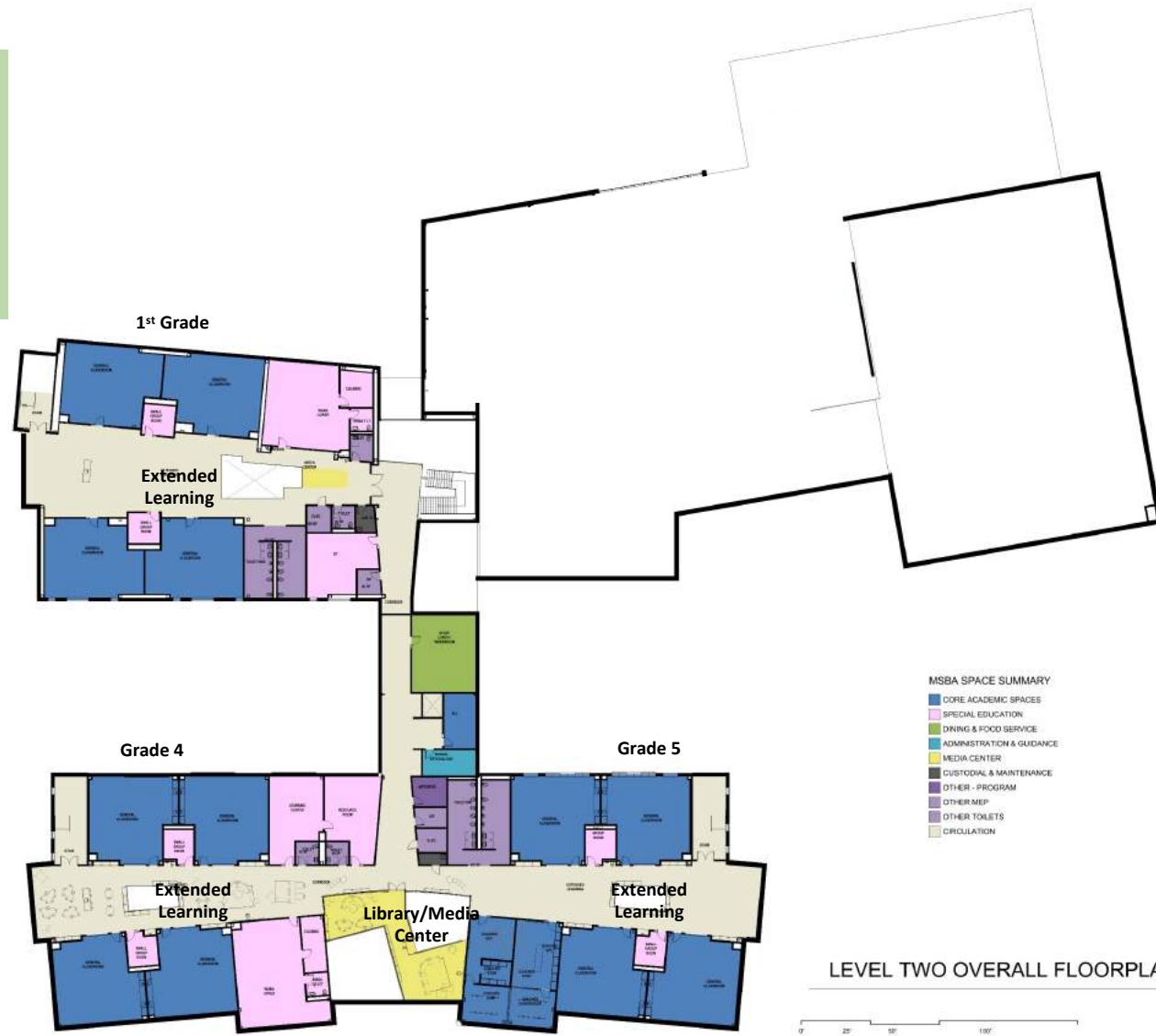




# First Floor Plan



# Second Floor Plan



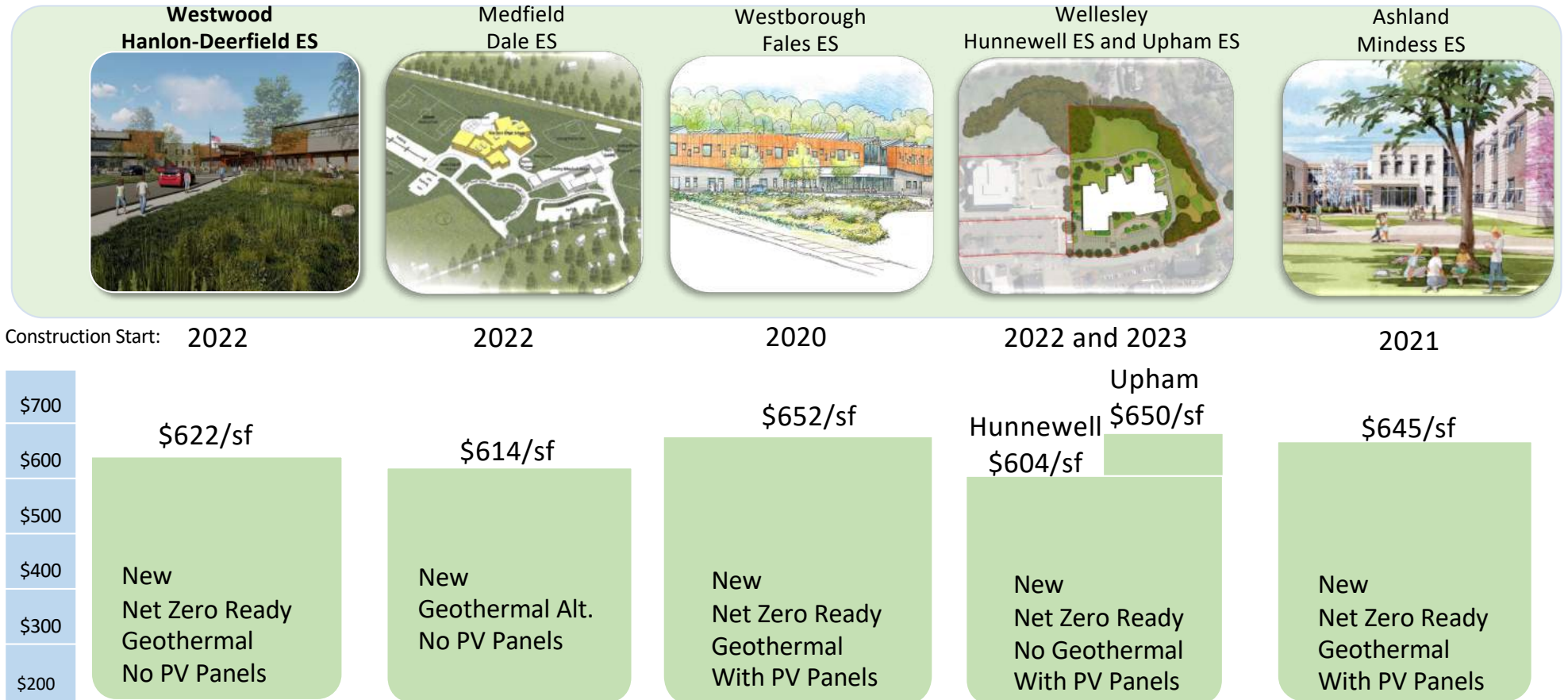
# Project Cost

**Project Cost = Construction Cost + Soft Cost**

<b>Construction Cost</b>	<b>\$ 70,380,680</b>	<b>Target \$70,381,157</b>
Owner's Project Manager Fees	\$ 2,495,116	<b>(voted by SBC in June 2020)</b>
Architect and Engineer Fees	\$ 7,979,290	
Furniture, Fixtures, Equipment & Technology	\$ 1,800,000	
Permitting, Testing, Enhance Commissioning, Moving, Legal & other costs	\$ 946,300	
Project Contingency (const. 5% & soft cost)	<u>\$ 4,219,000</u>	
<b>Total Soft Cost</b>	<b>\$ 17,439,706</b>	<b>Target \$17,800,000</b>
<b>Total Project Cost</b>	<b>\$ 87,820,386</b>	<b>Target \$88,181,157</b> <b>(\$330,771 below target)</b>



# Construction Cost Comparison – Similar Projects



Construction Start: 2022

2022

2020

2022 and 2023

2021

\$700  
\$600  
\$500  
\$400  
\$300  
\$200

\$622/sf

\$614/sf

\$652/sf

Hunnewell \$604/sf  
Upham \$650/sf

\$645/sf

New  
Net Zero Ready  
Geothermal  
No PV Panels

New  
Geothermal Alt.  
No PV Panels

New  
Net Zero Ready  
Geothermal  
With PV Panels

New  
Net Zero Ready  
No Geothermal  
With PV Panels

New  
Net Zero Ready  
Geothermal  
With PV Panels

## Maximizing the MSBA's Investment

<b>Base Rate</b>	<b>35.42%</b>
<b>Maintenance Incentive</b>	<b>+1.93% (2% max)</b>
<b><u>Green Incentive</u></b>	<b><u>+2.00%</u></b>
	<b>= 39.35%</b>

## MSBA Reimbursement Calculation

$$\frac{\text{(Total Project Cost – Excluded Costs)}}{\text{Town's Reimbursement Rate}} = \text{Estimated Maximum MSBA Reimbursement}$$

# MSBA Program Caps

Item	Cap	Actual	Excluded cost
Construction Cost	\$333/sf	\$622/sf	Approx. \$19M
Site Costs	8% of construction costs		Approx. \$6.7M
Furniture, Equipment, and Technology	\$2,400/student	\$3,293/student	Approx. \$1.8M
Architect Fee	10% of construction costs	Project is below	
Soft Costs	20%	Project is below	
OPM Fee	3.5%	Project is below	

# Construction Costs: January 2011-July 2022

- 2011 was last time that cost of new construction aligned with the MSBA allowable reimbursement
  - MSBA reimbursement amount: \$333/sf
  - Project cost: \$622/sf

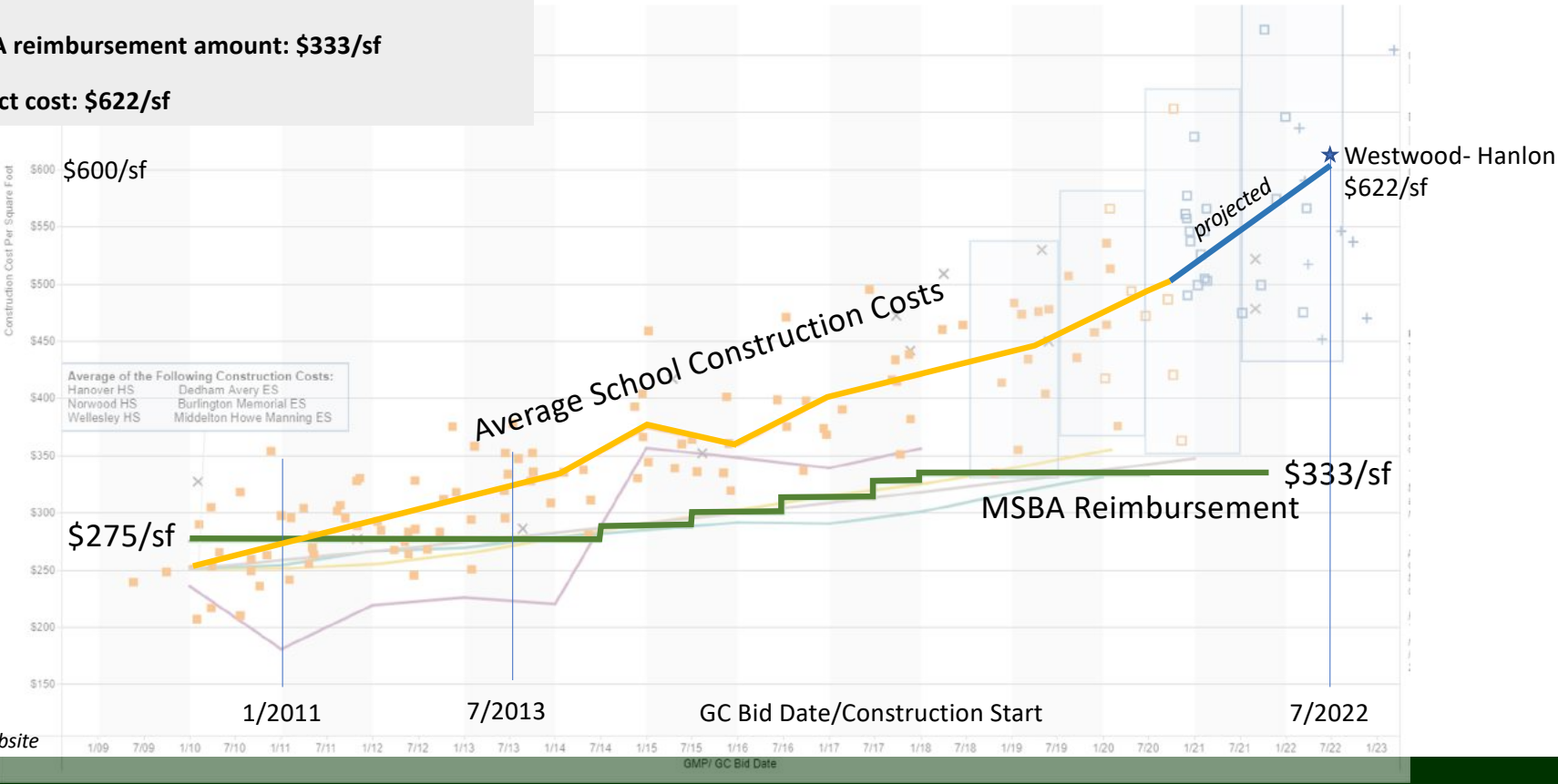


Chart from MSBA website

# MSBA Program Exclusions

MSBA allows spaces for specific functions at specific square footage.

Item	MSBA Allowance	Hanlon-Deerfield Project	Excluded
Gym	6,000 sf	12,000 sf	6,000 sf
Extended Learning Areas	2,800 sf	6,800 sf	4,000 sf
Extended Day Office and Mother's Room	0 sf	650 sf	650 sf
Staff Workroom	670 sf	1,120 sf	450sf
Grossing multiplier			5,696 sf
<b>Total</b>			16,796 sf

## Eligible Cost for Reimbursement

<b>Project Cost</b>	<b>\$87,820,386</b>
<b>Excluded Construction Cost</b>	<b>-\$37,042,322</b>
<b>Excluded Soft Cost</b>	<b>-\$ 3,653,725</b>
<hr/>	
<b>Total Eligible Cost*</b>	<b>\$47,124,339</b>

\*Subject to MSBA Audit

## MSBA Maximum Reimbursement

<b>Total Eligible Project Cost*</b>	<b>\$47,124,339</b>
<b>Reimbursement Rate</b>	<b>x 39.35%</b>
<hr/>	
<b>Maximum Total Facilities Grant</b>	<b>\$18,543,427</b>

\*Subject to MSBA Audit



## Town Share

<b>Total Project Cost</b>	<b>\$87,820,386</b>
<b><u>Maximum Total Facilities Grant*</u></b>	<b><u>-\$18,543,427</u></b>
<b>Town Share</b>	<b>\$69,276,959</b>

Effective Reimbursement rate 21.12%

\*Subject to MSBA Audit

# School Department's Override History:

- 2008 – Override
  - To meet operational budget needs
- 2002 – Debt Exclusion
  - To construct new Westwood High School (opened in 2005)
- 2000 – Debt Exclusion
  - To renovate Martha Jones School
- 1999 – Debt Exclusion
  - To renovate Downey School
- 1997 – Debt Exclusion
  - To renovate Thurston Middle School

# Debt Estimates

Estimated Total Project Cost	\$87,820,386
MSBA Estimated Effective Reimbursement at 21.12%	(\$18,543,427)
<b>Town Estimated Cost</b>	<b>\$69,276,959</b>

Bond issued at 30 year level debt service payment.

	Annual Interest and Principal Debt Service at 4%/30 years	Cost per \$100K of home value	Cost per Dept. of Revenue Average Home FY'21 Value of \$837,300 FY'21 Tax Bill \$12,375
<b>Total Cost</b>	\$121,203,049	\$2,146	\$17,970
<b>Average Annual Cost</b>	\$4,040,101	\$72	\$599

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

- At the time of the last debt payment, the \$406K currently raised in taxes, would service an approximate \$7M, 4%, 30 year bond.

<b>Last year of payment Impact of Roll-off</b>	(\$406,000)	(\$7.20)	(\$60)
<b>Post-High School Impact</b>		\$64.80	\$539

# Why not just fix Hanlon?

- Only addresses the facility needs of one school
- Current building won't accommodate future growth
- Does not fix the challenges of small school population in Hanlon and Deerfield
- 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

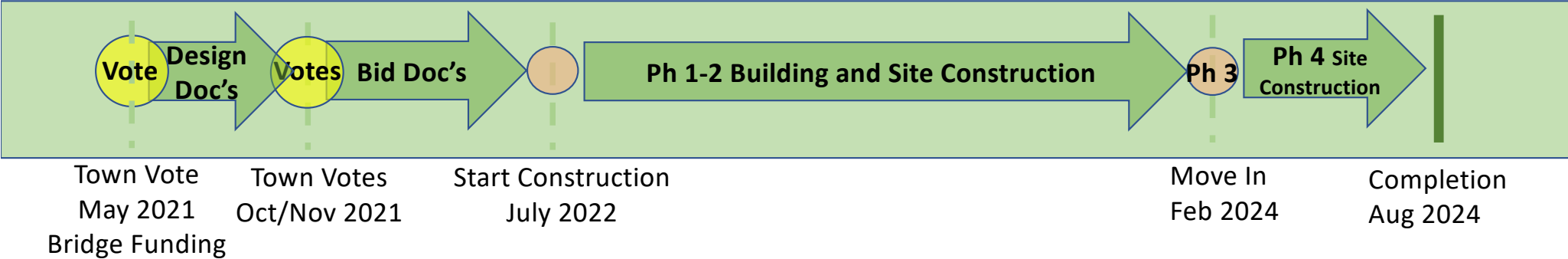
## There is no “do nothing” option:

- The proposed project is the School Department and Town’s solution to address the needs at Hanlon and Deerfield.
- The facilities and building systems have reached the end of their useful life.
- Without this project, the building deficiencies will still have to be addressed.

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

- 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.

# Hanlon-Deerfield Project Schedule



## Bridge Funding

<u>Design Development</u> (Summer 2021 - Fall 2021)		
Compass	\$ 120,000	6 months @ \$20,000 per month
Compass Fee for Cost Estimating	\$ 17,000	
D+W Design Development Basic Services	\$ 1,232,260	
D+W Extra Services	\$ 86,000	
Total Design Development Fees	\$ 1,455,260	
<b>BRIDGE FUNDING REQUEST</b>	<b>\$ 1,455,260</b>	

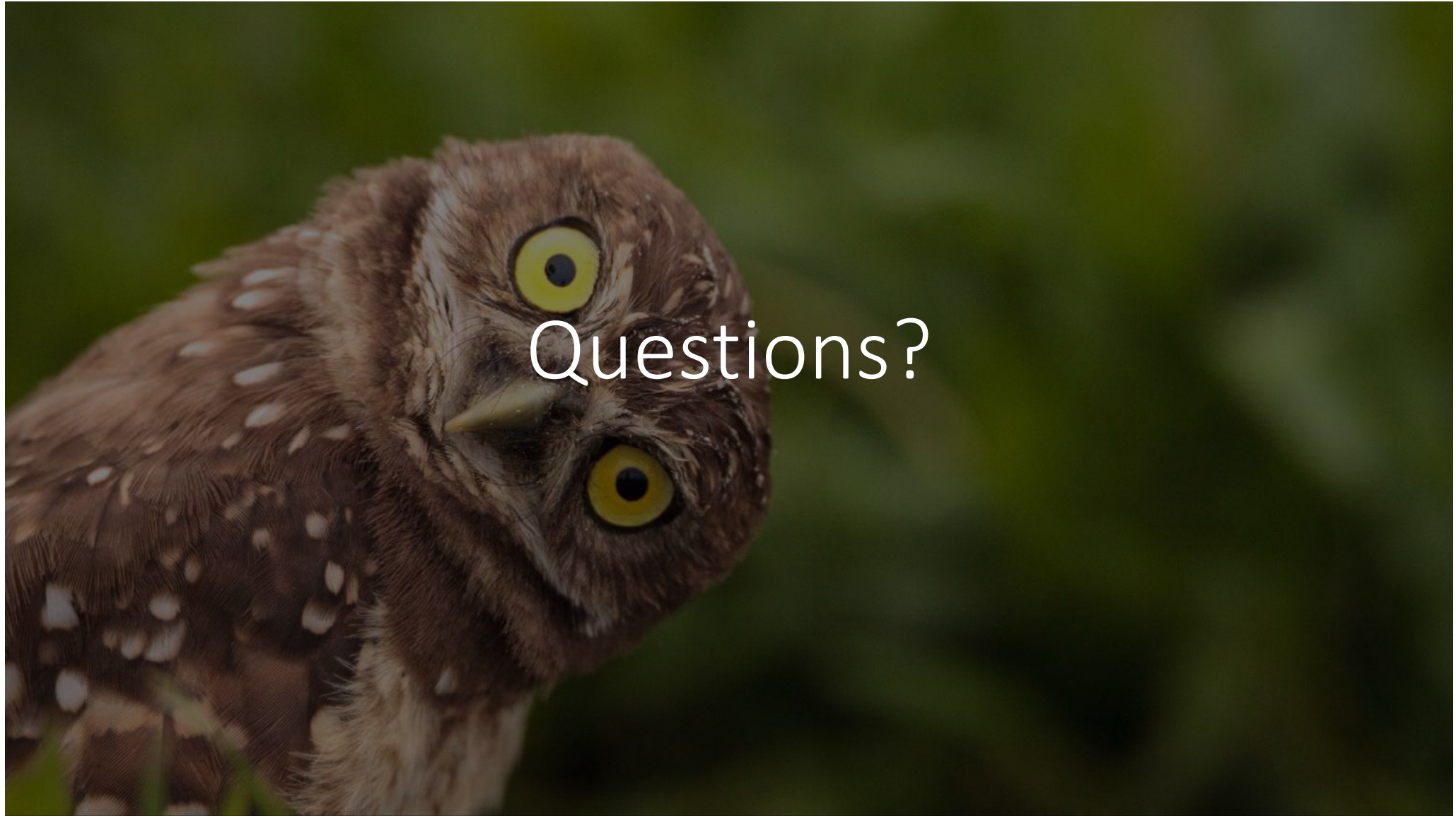
- The bridge funding does NOT add to the project cost; it is an upfront portion of the total project cost.
- This borrowing would not impact residents' taxes in FY'22.

# What about Sheehan?

## Potential Timeline:

February 2020	School Committee allocated \$30k for high-level design study of “remainder school”
June 2020	School Committee designated the \$30K for Sheehan design study
Spring 2021	Begin review of design study results and project options, engage community, determine project to move forward (e.g., renovation, new build, etc.)
Spring 2023	Town vote for funding for design through bidding
Fall 2024	Town vote for funding for full project
September 2026	Occupancy (2.5 years after Hanlon-Deerfield)





Questions?