

East Longmeadow HS Building Project

Community Forum
September 21, 2022

Topics of Discussion

- Introduction
- MSBA Process Overview
- Visioning & Priorities
- Existing Conditions
- Review of Options
- Q&A, Gathering Input
- Next Steps



Introductions & Project Team

ELHS School Building Committee

Stephen Chrusciel, School Building Committee Chair

Gordon Smith, Superintendent of Schools

Pamela Blair, Assistant Superintendent for Business

Frank Paige, ELHS Principal

Heather Brown, ELPS Director of Curriculum

Kathleen Hill, Town Council Member

Stephen Lonergan, Town Accountant and
Town Finance Director

Mary McNally, Town Manager

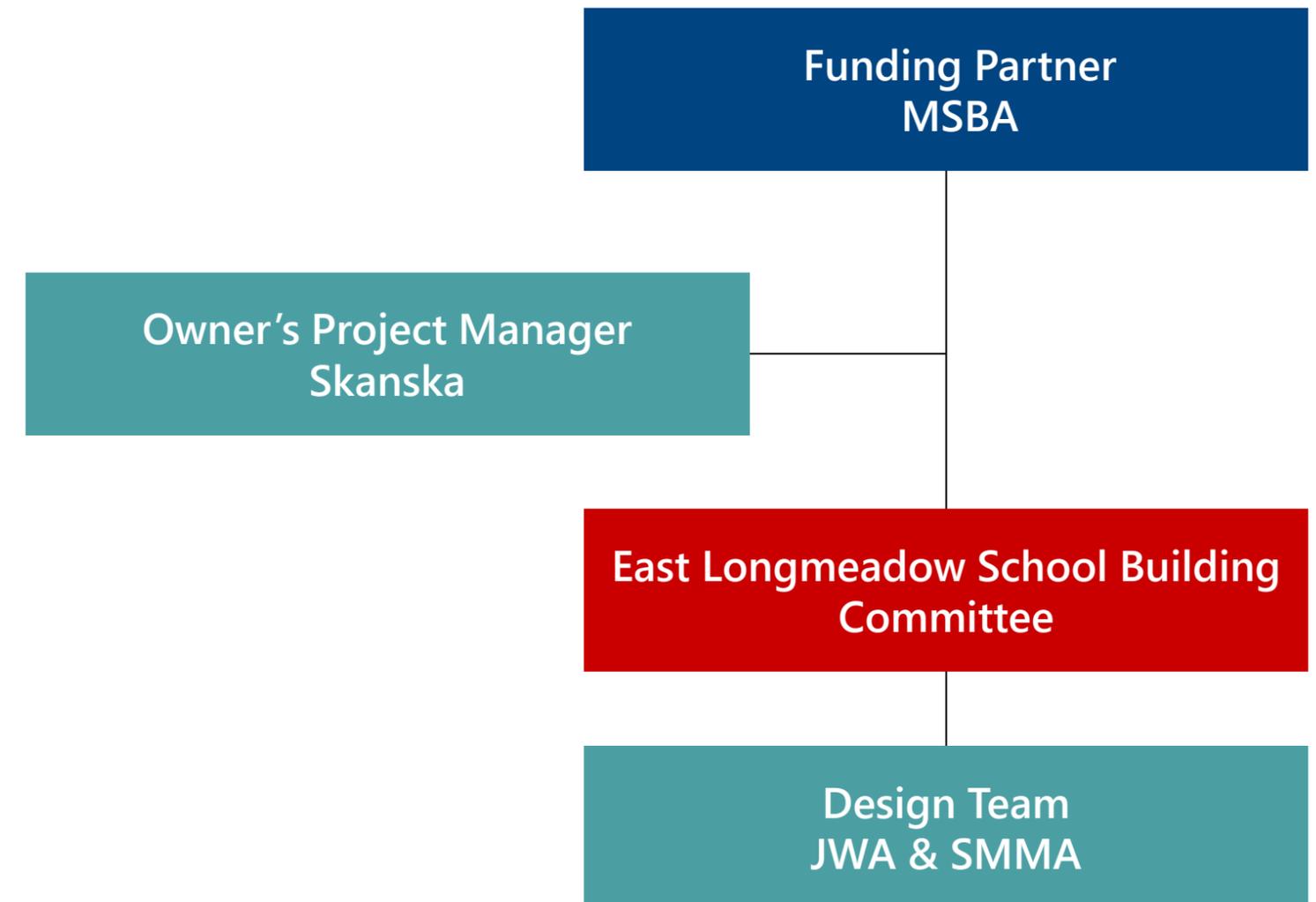
Elizabeth Marsian-Boucher, School Committee Member

Greg Thompson, School Committee Member

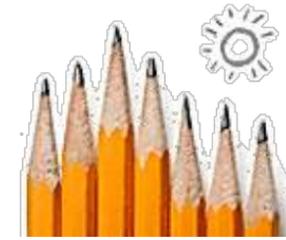
Bruce Fenney, Superintendent of East Longmeadow DPW

Daniela LaBarre, School Psychologist and Faculty member

Ryan Quimby, Town IT Director



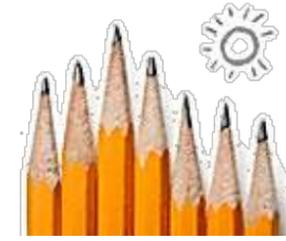
MSBA Partnership



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

The Massachusetts School Building Authority ("MSBA") is a quasi-independent government authority created to reform the process of funding capital improvement projects in the Commonwealth's public schools. The MSBA strives to work with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts.

The East Longmeadow Public School District
has an opportunity to receive a
Grant Reimbursement from the MSBA
to pay costs associated with a new school facility project.



Where does the grant money come from?

MSBA grant money comes from

Taxes paid by East Longmeadow residents
and taxpayers throughout the Commonwealth.

1 penny of the state's 6.25% sales tax

Your state tax dollars have already been used in hundreds of school districts for their new schools. East Longmeadow has now been given an opportunity to accept state grant money for investment in the town's current and future needs!

MSBA Process

Feasibility Study (Module 3)

Module 3A

Preliminary Design Program (PDP)

PDP Development May – August 2022

- Existing Conditions Assessment
- Educational Visioning
- Site Options Evaluation
- Development of Preliminary Options

MODULE 3A

Module 3B

Preferred Schematic Report (PSR)

PSR Development August 2022– February 2023

- Development of Options
- Develop Preliminary Budget
- Evaluate & Select Preferred Option

MODULE 3B

MSBA Review February – March 2023

- MSBA Facilities Assessment Sub-Committee

Submit PDP to MSBA
August 2022

Submit PSR to MSBA
February 2023

MSBA Approval to Proceed to Schematic Design (SD)
April 2023

MSBA Process

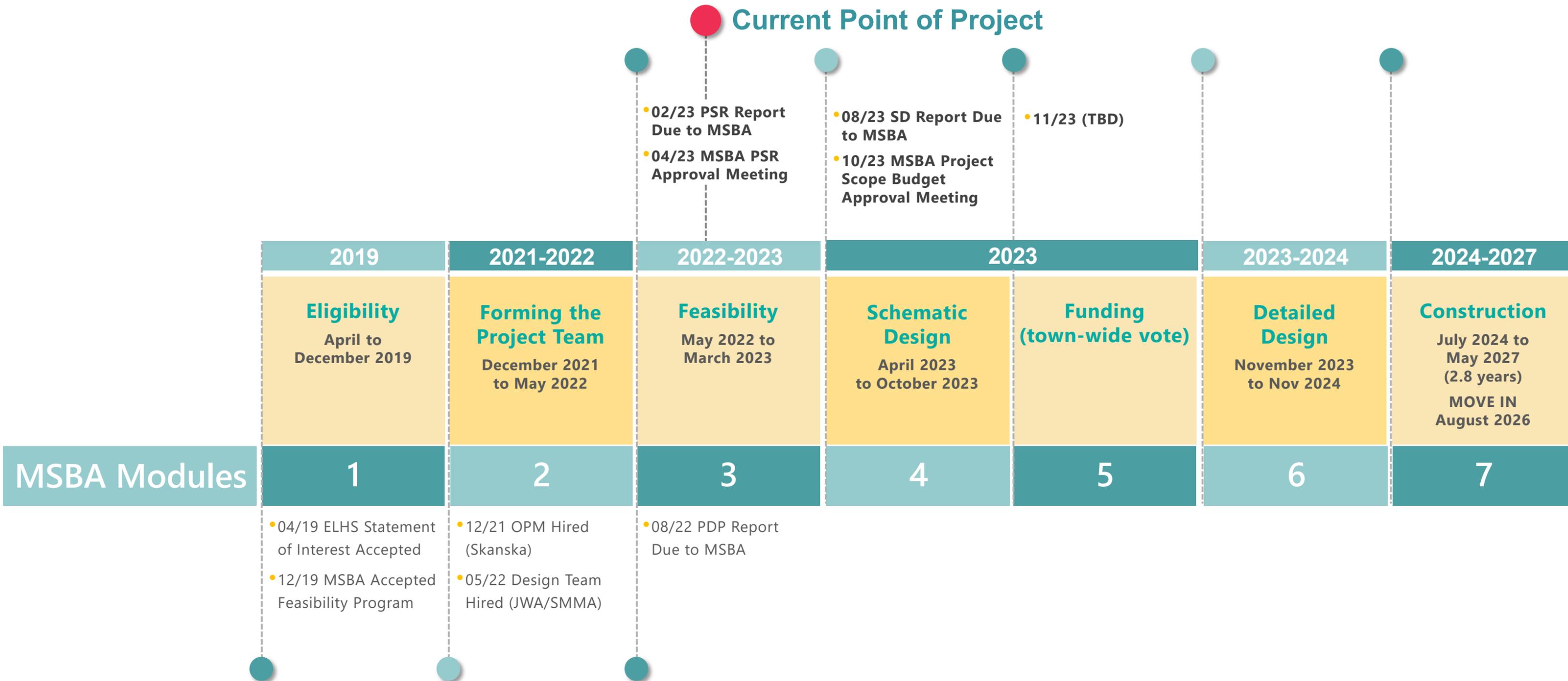
Schematic Design (Module 4) & Funding (Module 5)

Module 4

Schematic Design (SD)



Overall Schedule



Work to Date

East Longmeadow Public Schools

- Funded Feasibility Study & Schematic Design
- Formed School Building Committee
- Hired Project Manager (Skanska)
- Hired of Architect (JWA and SMMA)
- Drafted Educational Plan

Design Team

- Conducted Visioning Process
- Developed Summary of Spaces
- Assessed Existing Conditions:
 - Site
 - Architecture
 - Engineering Disciplines
 - Accessibility
 - Hazardous Materials
- Developed Preliminary Schemes
- Estimated Preliminary Schemes

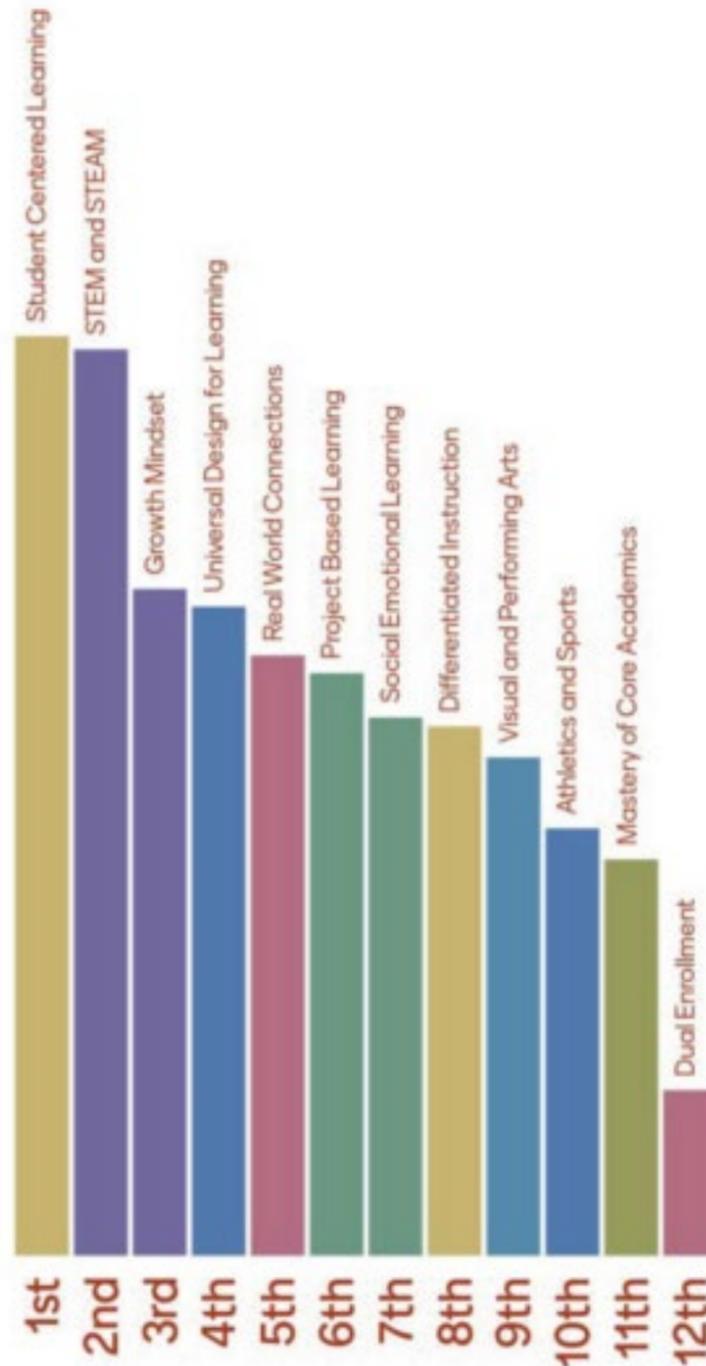


Visioning Process

What 3 words best describe the culture of teaching and learning at ELHS?



Which educational focus areas are most important to you?



National Night Out

Visioning Process

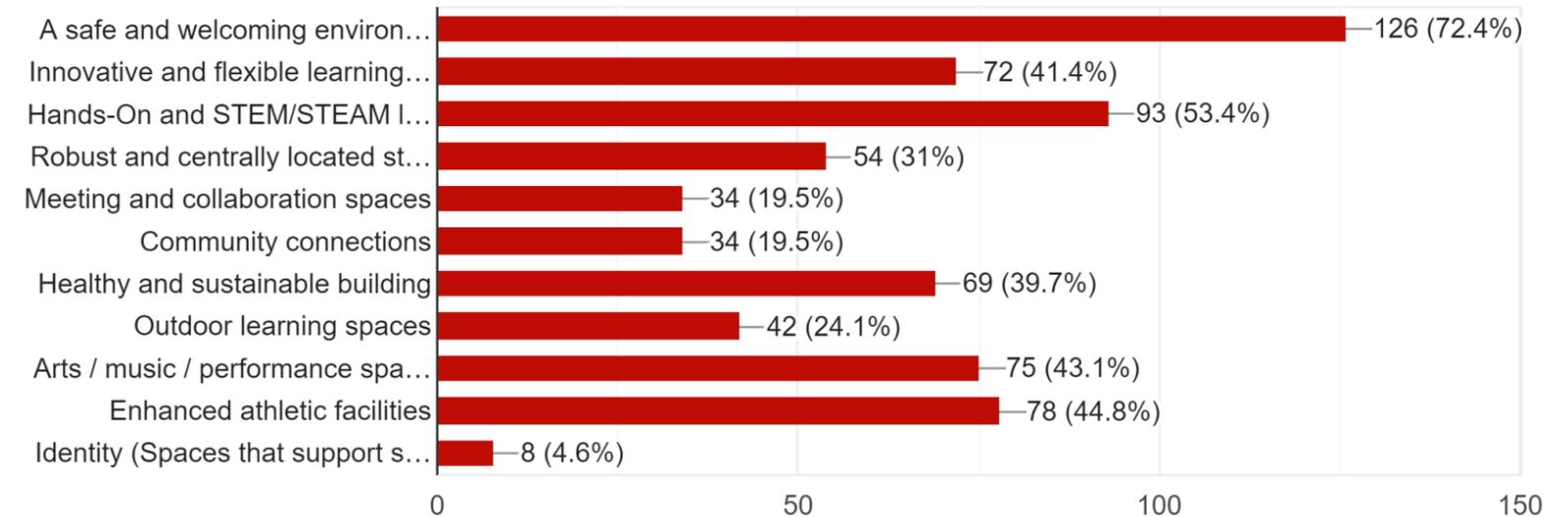
Top 10 Design Patterns

1. Breakout and Quiet Spaces (25 votes)
2. Dining as Social Commons (23 votes)
3. Media Center as Learning Commons (23 votes)
4. STEM/STEAM Adjacencies (23 votes)
5. STEM/STEAM & Makerspaces (22 votes)
6. Display and Exhibition (22 votes)
7. Wayfinding and Streetscapes (21 votes)
8. Clusters of Learning (21 votes)
9. Flexible Modular Furniture (21 votes)
10. Agile Classrooms (20 votes)

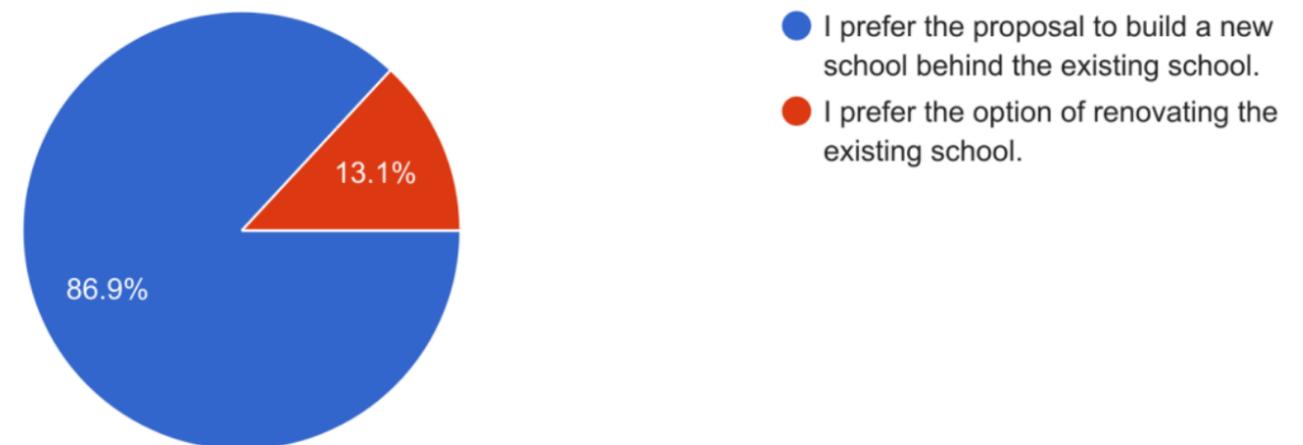
How often do you access the **community recreation** of the school?



Architectural Focus Areas – What do you see as a priority?



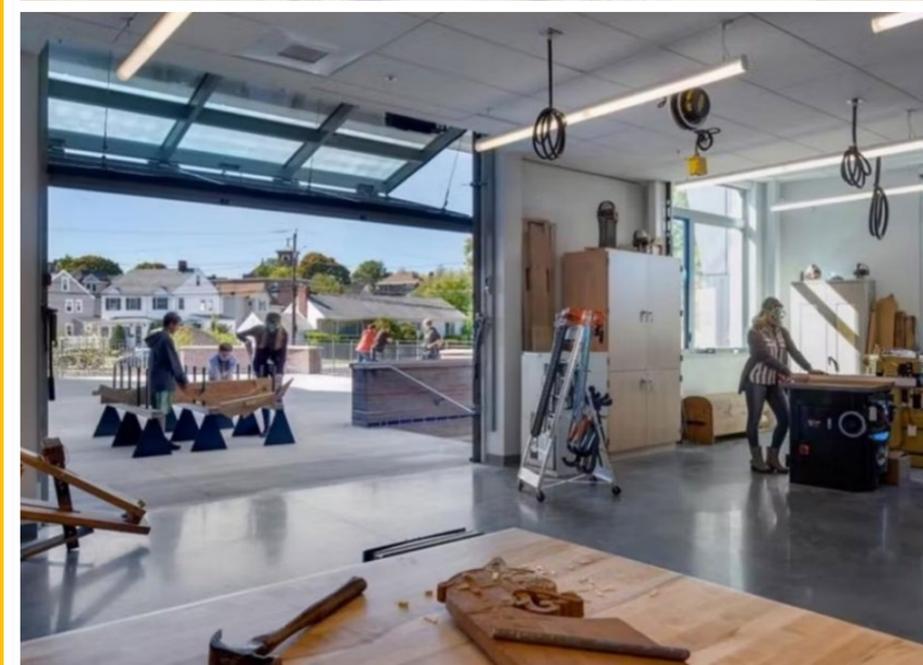
Do you have a preference between building a **new school** or **renovating**?



Educational Goals and Priorities

Educate students today for the challenges of tomorrow

- Focus on the whole child supporting children as they grow academically, socially, and emotionally
- Develop collaborative leadership
- Create learning experiences and learning environments that are rooted in Universal Design for Learning and Culturally Responsive Teaching
- Support students to develop the knowledge, the skills (academic, social, and emotional), and the mindset to become resilient and culturally-proficient citizens



Existing Site

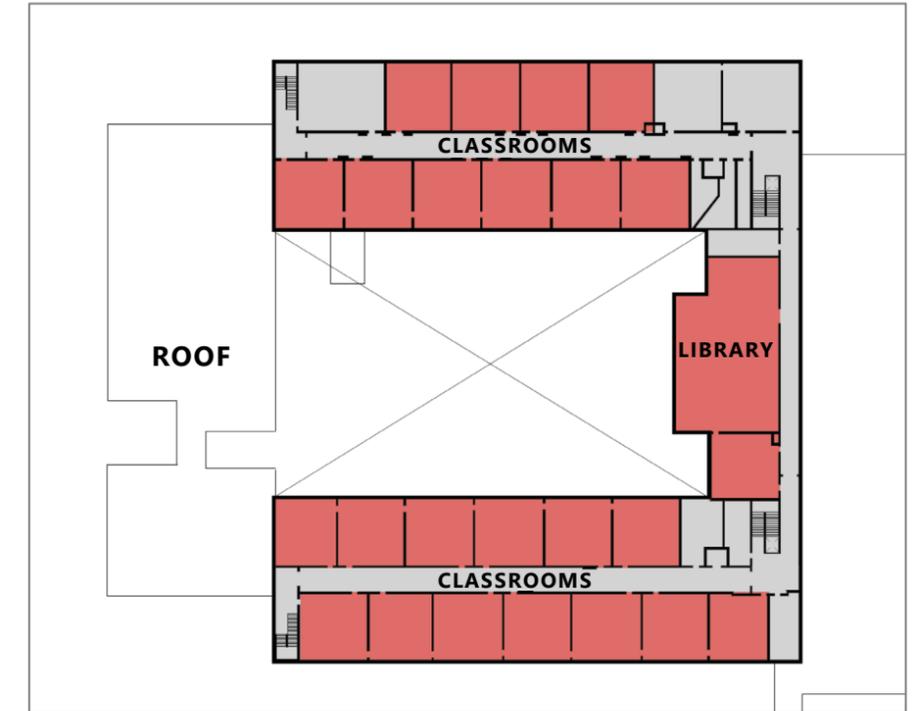
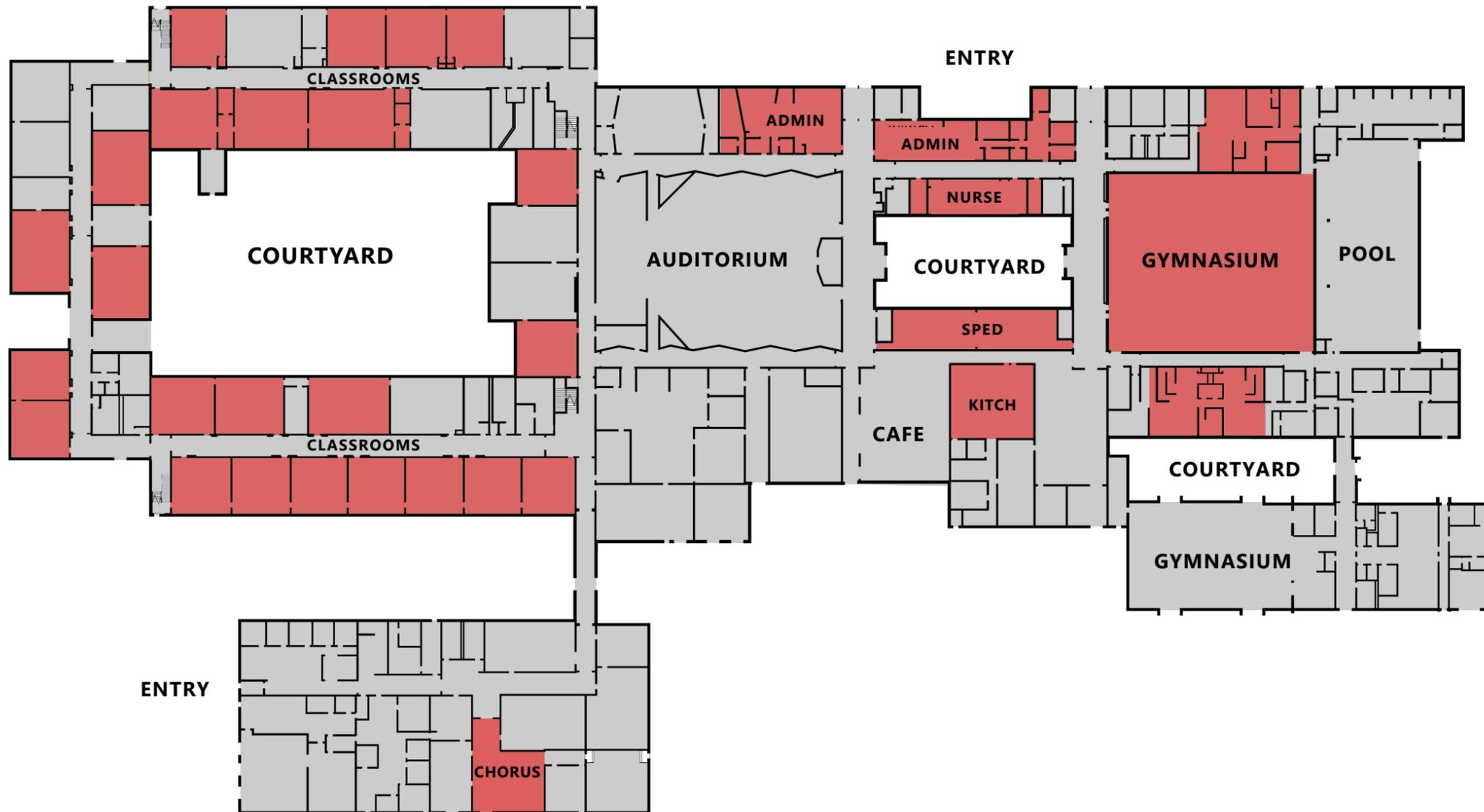


Existing Site Conditions Summary

- 61.40 Acres (1 Parcel)
- More than Adequate Parking
- Athletic Fields and Courts are Extensive and in Good Overall Condition
- Lack of Separation Between School Bus and Passenger Vehicle Traffic; General Safety Concerns with Overall Vehicular Circulation
- Many Accessible Routes are Non-Compliant Due to Surface Conditions, Configuration, or Slope
- Lacks Dedicated Pedestrian Routes in Parking Lot and Between Building and Stadium
- Lacks Dedicated Exterior Common Space for Large Group Gathering or Dining
- Loading | Service Area Cannot Accommodate Large Vehicles



Existing Building Conditions Summary



185,614gsf

 Spaces undersized by 5% or more from MSBA guidelines

Existing Building Conditions Summary

- Convoluted circulation – a result from the different eras of construction.
- Finishes are robust –though colors are dated and fixed.
- Significant quantities of hazmat material.
- Roof is in poor shape – and is flashed incorrectly at adjacent walls. History of leaks.
- Lack of MAAB / ADA compliance in numerous locations
- Science facilities are outdated, undersized and lack necessary infrastructure
- Mechanical, Electrical & Plumbing systems have all exceeded their life expectancy
- Typical lack of insulation and moisture control at the exterior envelope



Preliminary Options

Reviewed by the School Building Committee

1



2A



OPTION 2 - ADDITION/RENOVATION

3A



OPTION 3 - NEW CONSTRUCTION (CENTRAL LOCATION)

4A



OPTION 2 - ADDITION/RENOVATION

5A



2B



3B



4B



5B



2C



3C



2D



Preliminary Options

Reviewed by the School Building Committee

1



2A



OPTION 2 - ADDITION/RENOVATION

3A



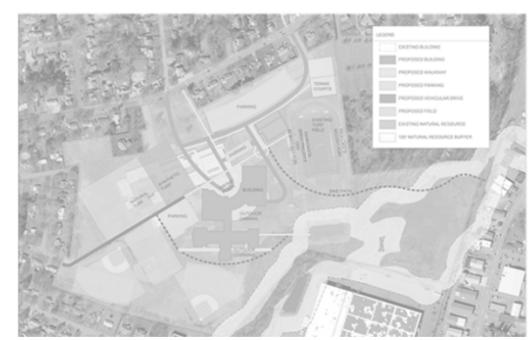
OPTION 3 - NEW CONSTRUCTION (CENTRAL LOCATION)

4A

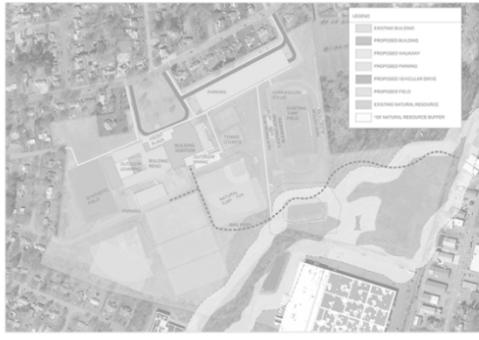


OPTION 2 - ADDITION/RENOVATION

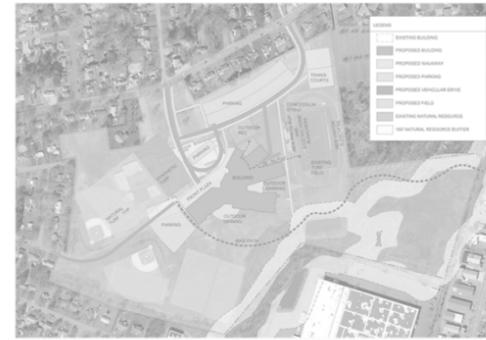
5A



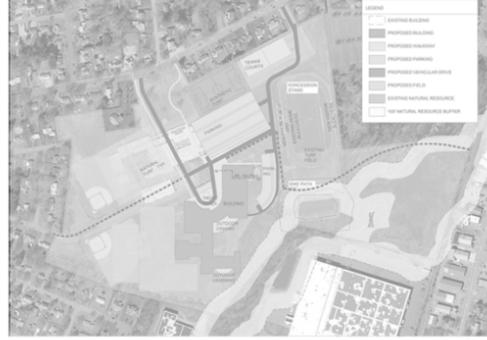
2B



3B



4B



5B



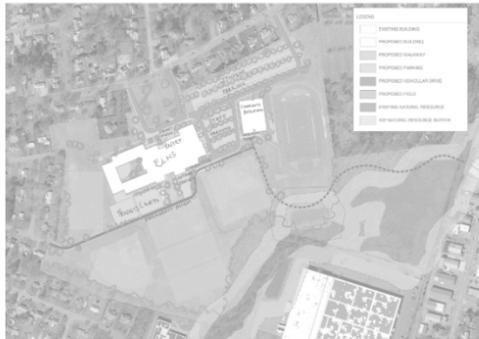
2C



3C



2D



Quick Review of Possible Approaches

Code Upgrade

- No change to interior finishes / plan
- No change to educational pattern
- Minimal changes to site
- Bringing school up to code only
 - Accessibility
 - Fire protection
 - Energy code
 - Hazmat abatement
 - Updated systems

Add/Reno

- Re-arrange interior spaces and move interior walls
- Larger classrooms in classroom wings
- No changes to floor diaphragm (there will be extremely low ceilings)
- Saves larger Auditorium
- New Gym, Cafeteria, Entry
- Upgraded site

New Construction

- Most flexibility for interior layout
- Smaller auditorium than existing
- Higher floor-to-floor heights – with better control of building systems, acoustics, etc.
- Fully upgraded site

5B – New School + Community Building

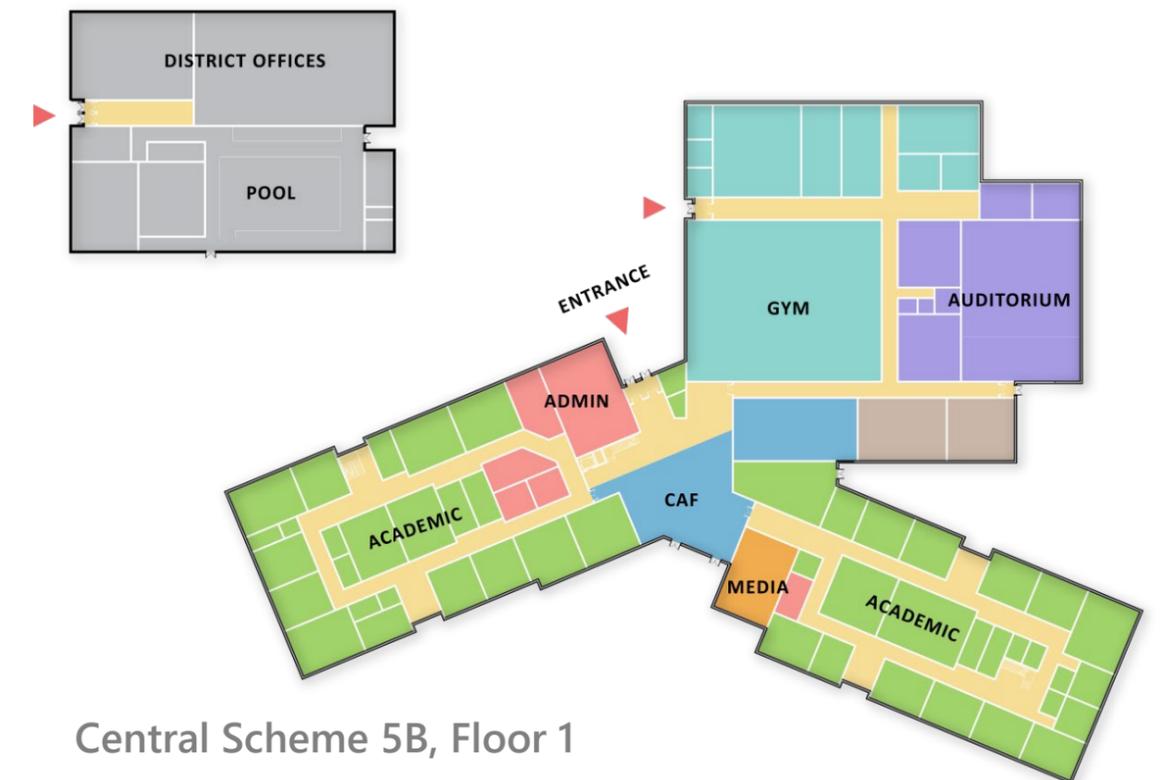


- Community program in separate building adjacent to athletics field
- 2 separate drop-off loops, one at front & one at side
- Buffered parking at front with pedestrian spine
- Removes Norden Street emergency access
- Potentially gains space for softball field

- Oriented for optimal daylighting
- Academic wings create classroom neighborhoods – flexible learning options
- Cafeteria & media center form social heart of school
- Strong indoor-outdoor learning opportunities



Central Scheme 5B, Floor 2



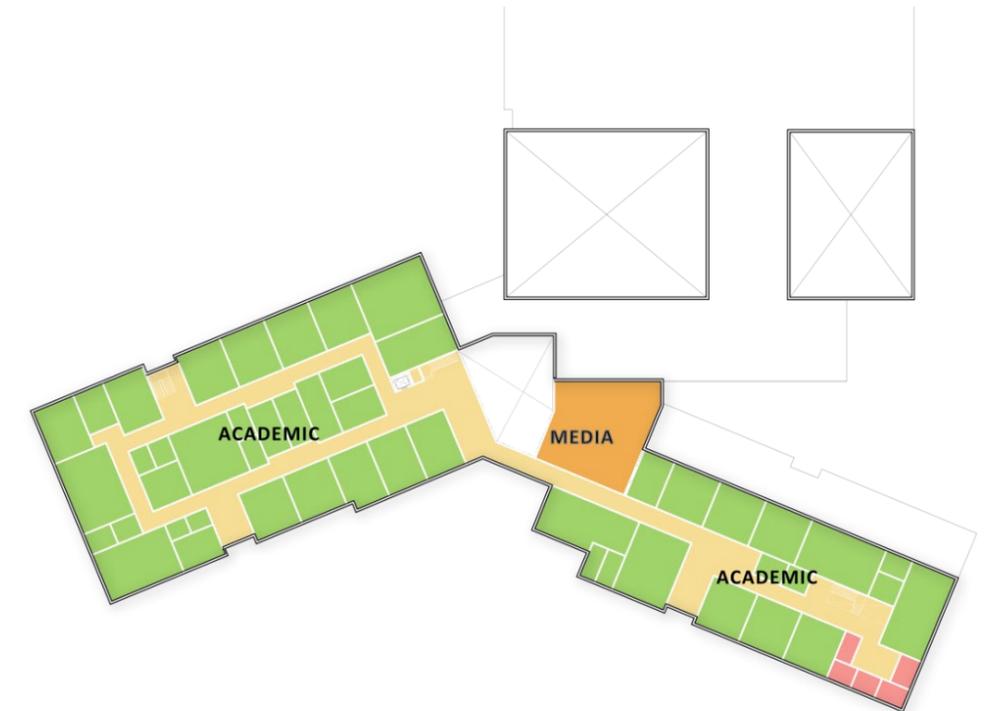
Central Scheme 5B, Floor 1

3C – New School

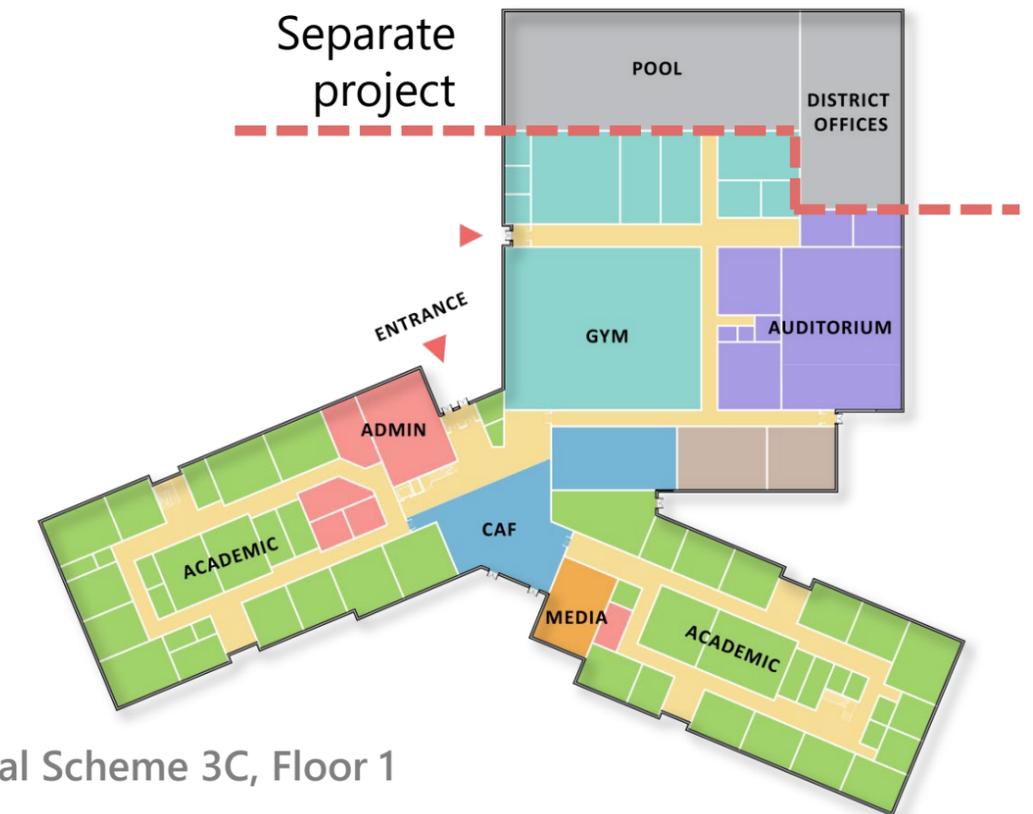


- Community program integrated with high school
- 2 separate drop-off loops at front
- Green entry sequence with pedestrian spine
- Maintains Norden Street emergency access
- Oriented for optimal daylighting

- Academic wings create classroom neighborhoods – flexible learning options
- Cafeteria & media center form social heart of school
- Strong indoor-outdoor learning opportunities

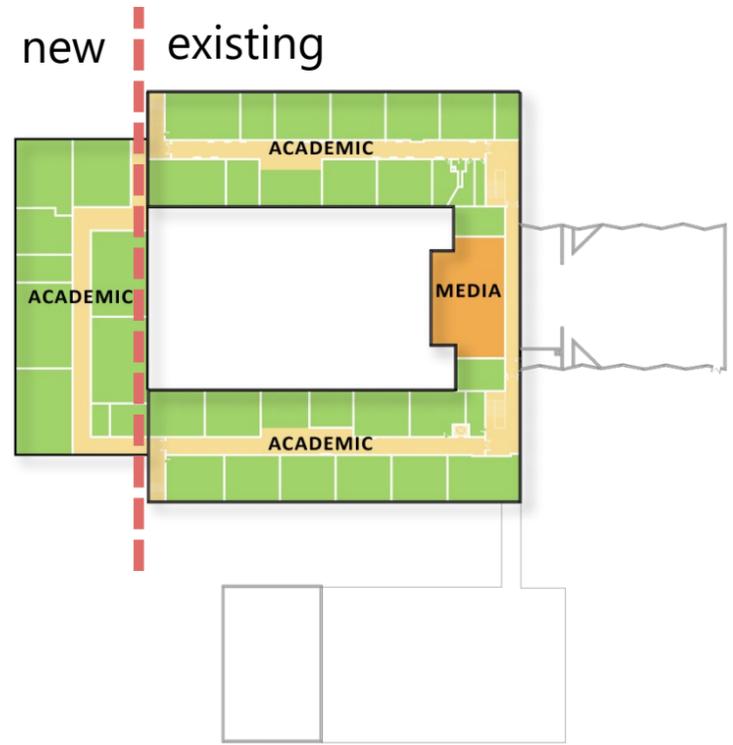


Central Scheme 3C, Floor 2

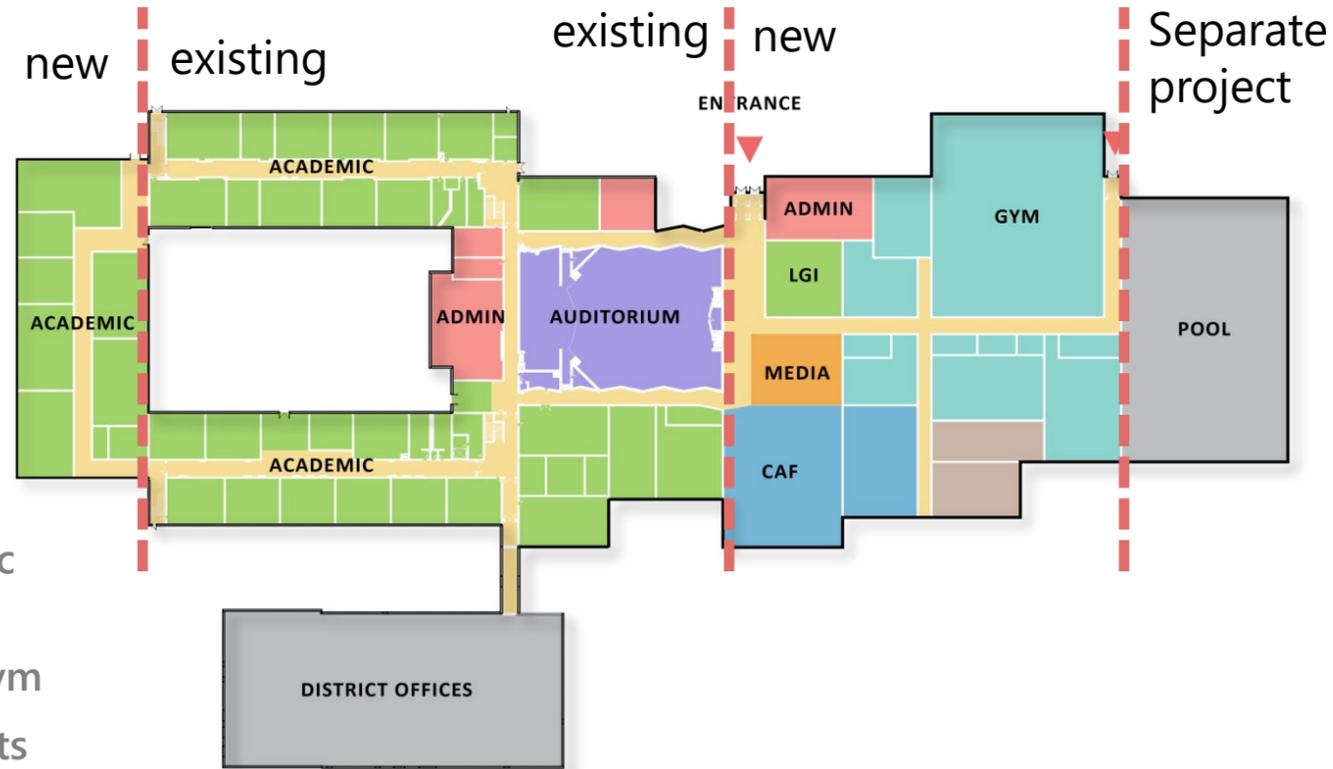


Central Scheme 3C, Floor 1

Add Reno 2C



Add Reno 2C, Floor 2



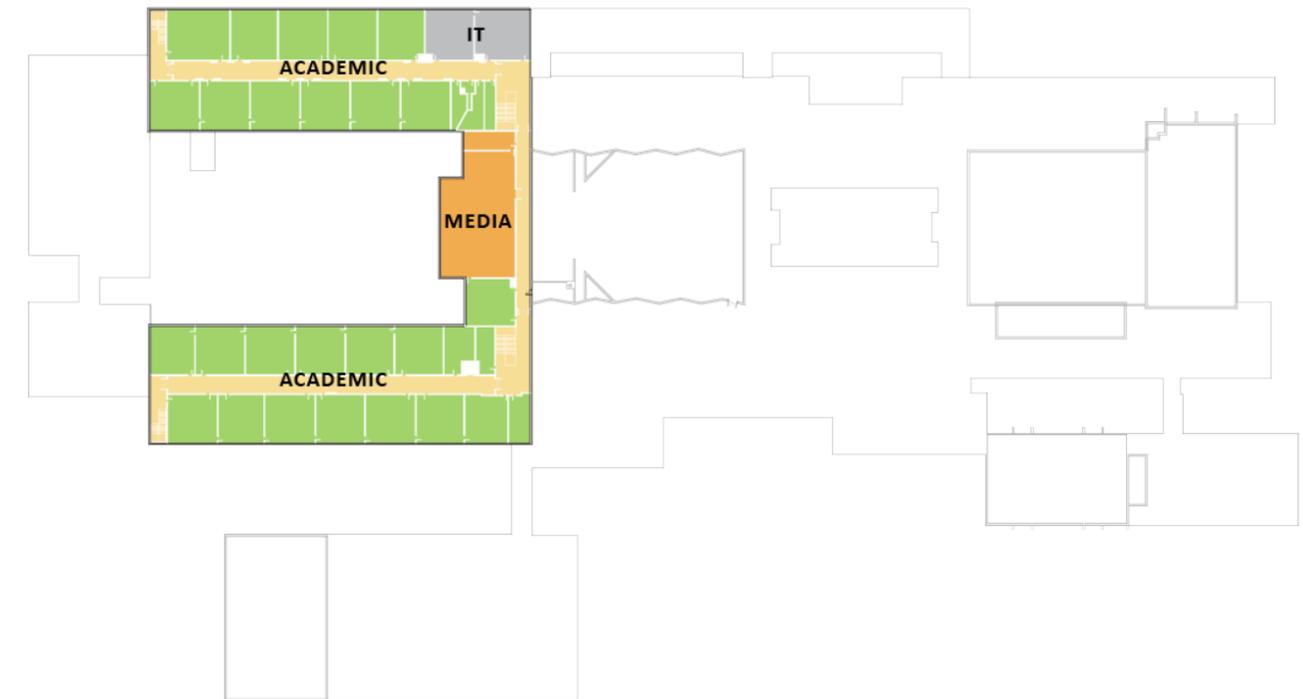
Add Reno 2C, Floor 1

- Community program stays in current District Office building
- 2 separate drop-off loops, at front & side
- Brings parking closer to building & relocates tennis courts
- Maintains Norden Street admin & emergency access
- Roughly 60% renovation – including academic wings & auditorium
- New 2-story STEAM wing, Cafeteria, Entry, Gym
- Limited by existing low floor-to-ceiling heights

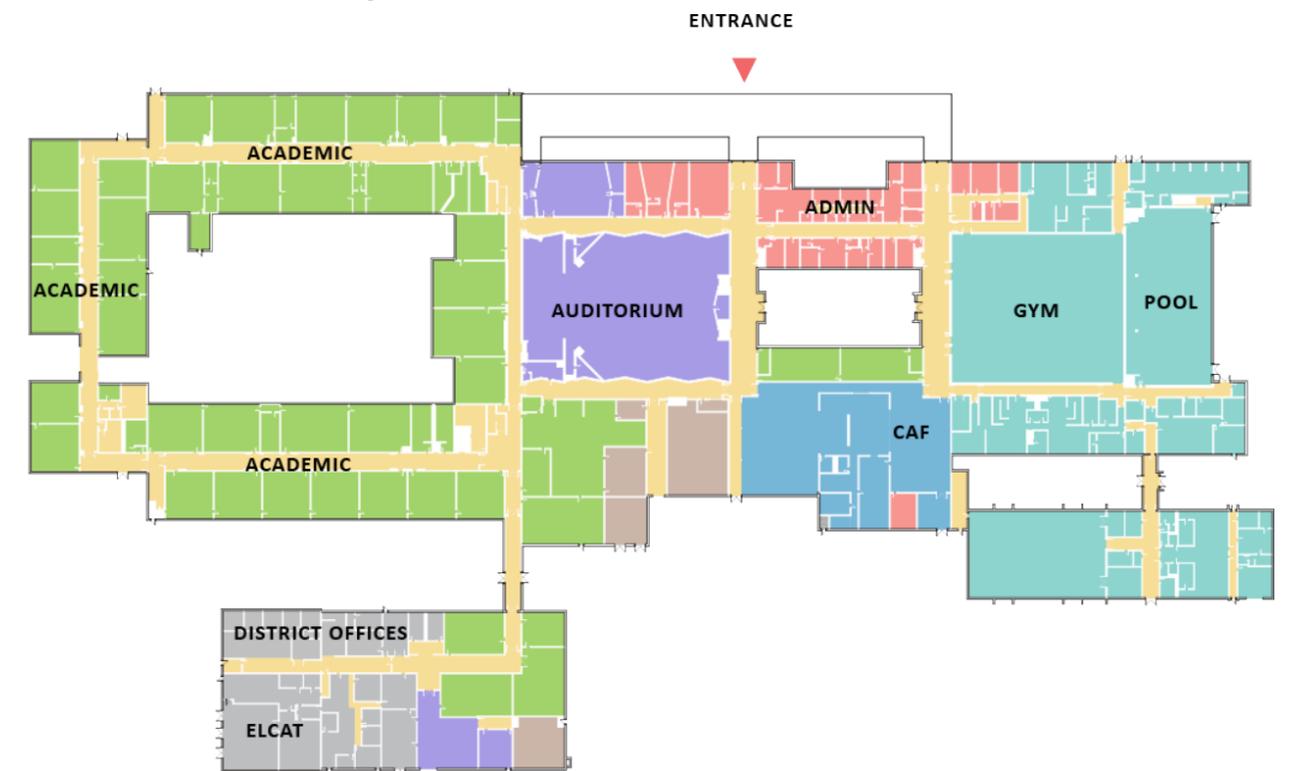
1- Base Repair



- No changes to interior walls or finishes – floor plan remains as is
- Upgrades would address: life safety, hazmat, accessibility, energy code, building systems
- Site remains as is



Base Repair 1, Floor 2



Base Repair 1, Floor 1

Side-by-Side Comparison



OPTION 5B
New School +
Community Building

OPTION 3C
New School

OPTION 2C
Add/Reno

OPTION 1
Base Repair

PROJECT COST
\$170-175M

PROJECT COST
\$168-173M

PROJECT COST
\$160-165M

PROJECT COST
\$110-115M

ESTIMATED GRANT
\$45M

ESTIMATED GRANT
\$48M

ESTIMATED GRANT
\$45M

ESTIMATED GRANT
Unknown

ESTIMATED LOCAL SHARE TOTAL
\$125-130M

ESTIMATED LOCAL SHARE TOTAL
\$120-125M

ESTIMATED LOCAL SHARE TOTAL
\$115-120M

ESTIMATED LOCAL SHARE TOTAL
Unknown



Q&A and Stretch Break!

Please visit the boards around the room.

Red post-its

- **concerns** with the plan / approach / option / specific room / etc. – that you do not like

Green post-its

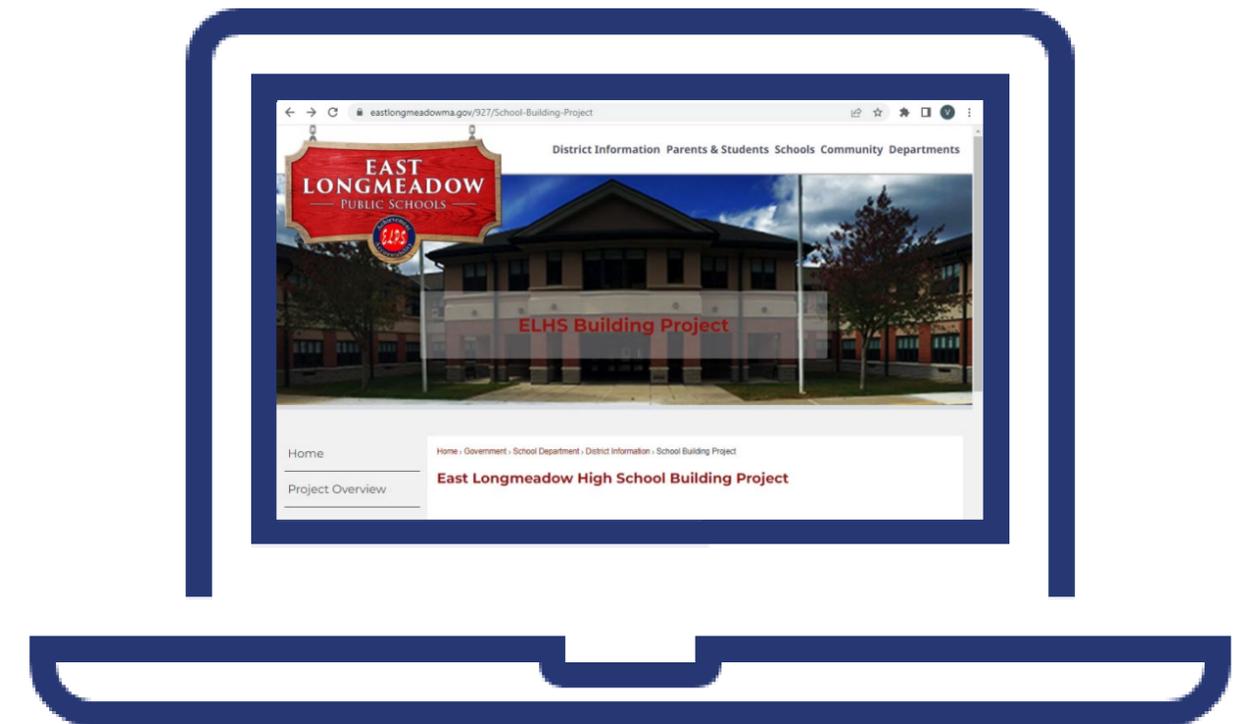
- **advantages** of the plan / approach / option / specific room / etc. – that you like

Boards:

- Pics of Existing Facility
- 1 – Code Upgrade Site Plan / Floor Plan
- 2C – Add/Reno Site Plan / Floor Plan
- 3C – New School Site Plan / Floor Plan
- 5B – New School Site Plan / Floor Plan
- Pics of New Schools

How can I continue to learn more about the ELHS building project?

- Next Community Meeting to be at the High School on **November 16th, 6 PM.**
- To learn more about the ELHS building project please visit www.eastlongmeadowma.gov/ELHSBuildingProject
- Attend and participate in monthly School Building Committee Meetings. Calendar of meetings are posted on the project website.
- Please visit the ELHS building project website to stay updated on future Community Forums and Building Tours.
- If you have questions about the project or the Feasibility Phase, please email your questions to elhsbuildingproject@eastlongmeadowma.gov



SKANSKA



In association with
SMMA

Side-by-Side Comparison

ELHS OPTIONS MATRIX INFO FOR ESTIMATING				
	RENO POOL	NEW/POOL	NEW/POOL	NEW/COMMUNITY
OPTION	1	2C	3C	5B
SITE	Existing HS	Existing HS	Existing HS	Existing HS
CATEGORY	CODE UPGRADE RENOVATION	RENOVATION & ADDITION	NEW CENTRAL	NEW SPLIT BUILDING
DEMOLITION SF	0	48,730	186,890	186,890
RENOVATION SF	186,890	113,356	0	0
NEW HS SF	0	86,093	191,157	180,657
NON High School SF	NA	-	0	0
TOTAL SF	186,890	199,449	191,157	180,657
TOTAL CONSTRUCTION COST	\$91,779,810	\$123,911,680	\$134,165,452	\$126,795,922
Cost per SF	\$491.09	\$621.27	\$701.86	\$701.86
Project Cost Multiplier	1.2	1.2	1.2	1.2
Project Cost	\$110,135,772	\$148,694,016	\$160,998,542	\$152,155,106
Estimated Reimbursement Rate	Unknown	Est. 30%	Est. 30%	Est. 30%
Estimated Grant	Unknown	\$44,608,204.9	\$48,299,562.7	\$45,646,531.9
Estimated Local Share	\$77,095,040	\$104,085,811	\$112,698,980	\$106,508,574
Modulars (In Project Budget)	\$3,000,000	\$2,500,000	NA	NA
Stand Alone Bldg (either pool or community)	-	\$10,125,000	\$10,125,000	\$23,120,332
Estimated Local Share TOTAL	\$113,135,772	\$116,710,811	\$122,823,980	\$129,628,907