

SKANSKA



In association with  
SMMA

# East Longmeadow HS Building Project

Community Forum  
March 16, 2022

## Topics of Discussion

- Introduction
- Schedule Overview
- Visioning & Priorities
- Existing Conditions
- Schematic Design
- 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

Kimberly Collins, Director of Municipal Finance

Mary McNally, Town Manager

Elizabeth Marsian-Boucher, School Committee Member

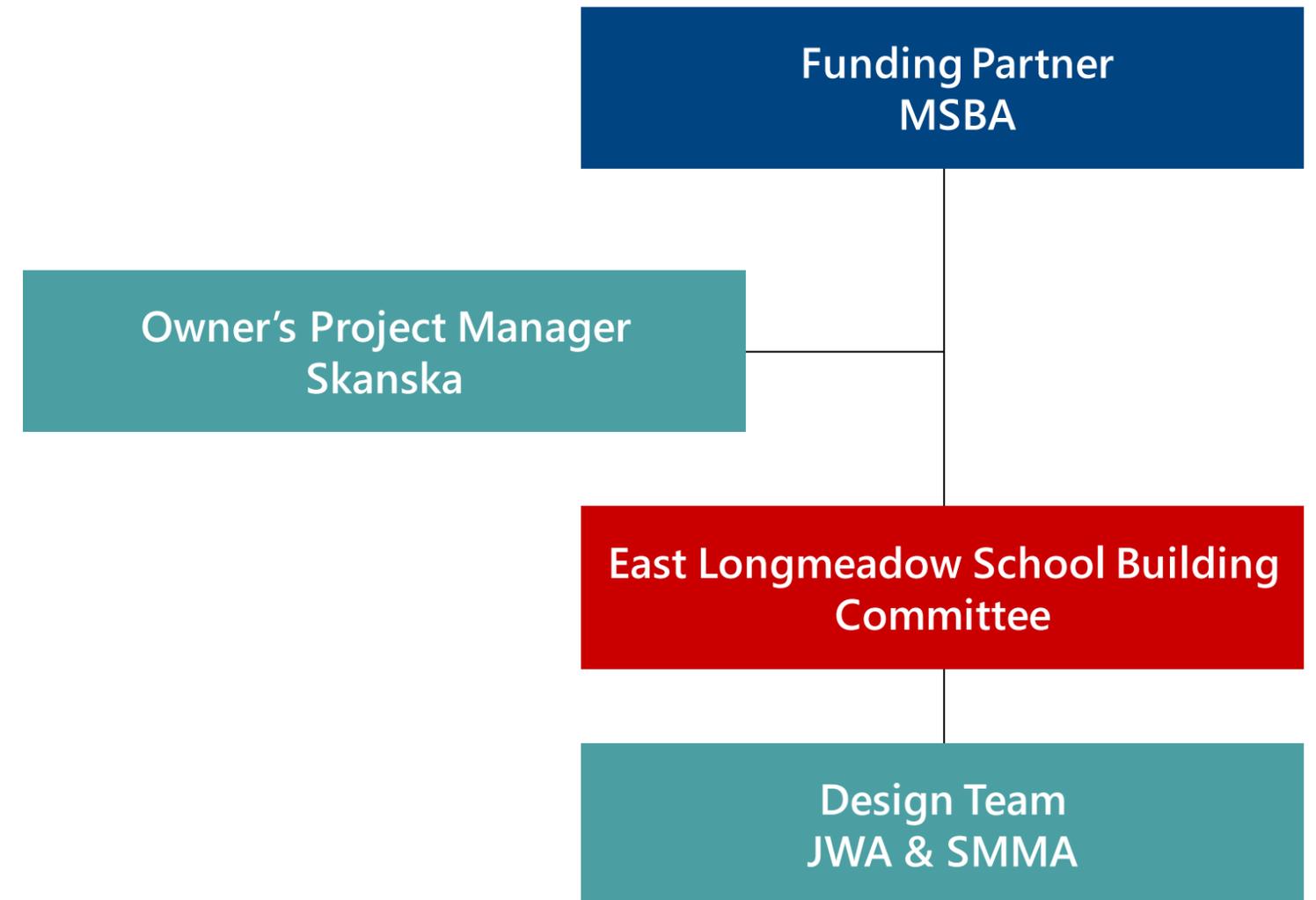
Greg Thompson, School Committee Member

Tom Christensen, Deputy Town Manager

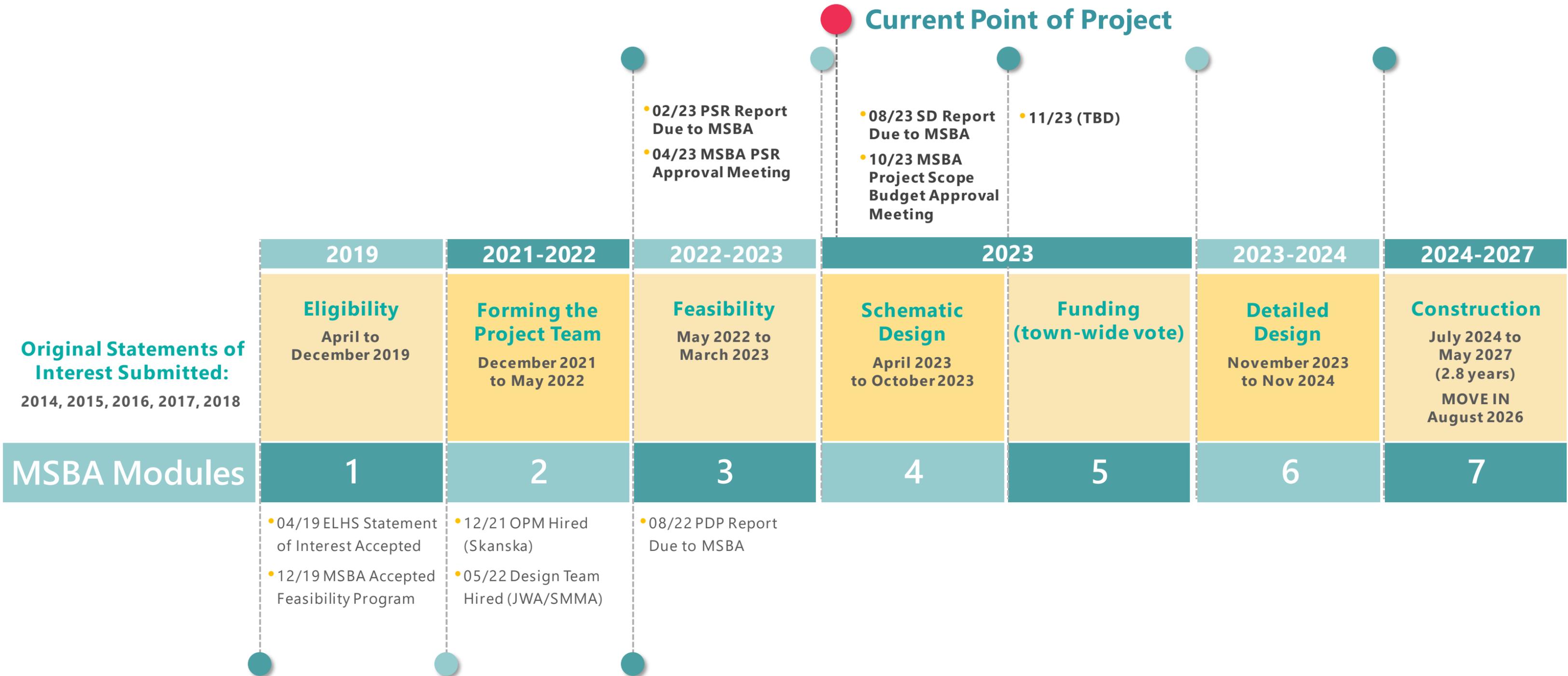
Bruce Fenney, Superintendent of East Longmeadow DPW

Daniela LaBarre, School Psychologist and Faculty member

Ryan Quimby, Town IT Director



# Overall Schedule

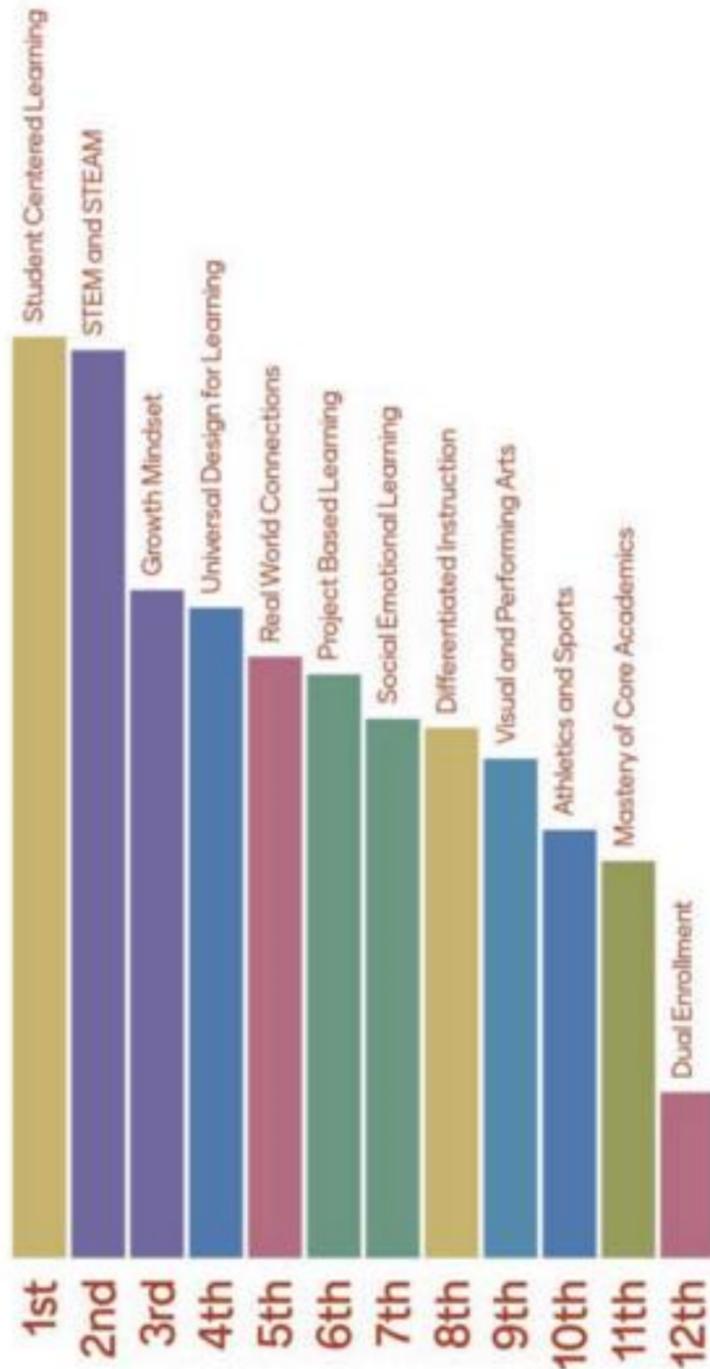


# Visioning Process

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

# Existing Site



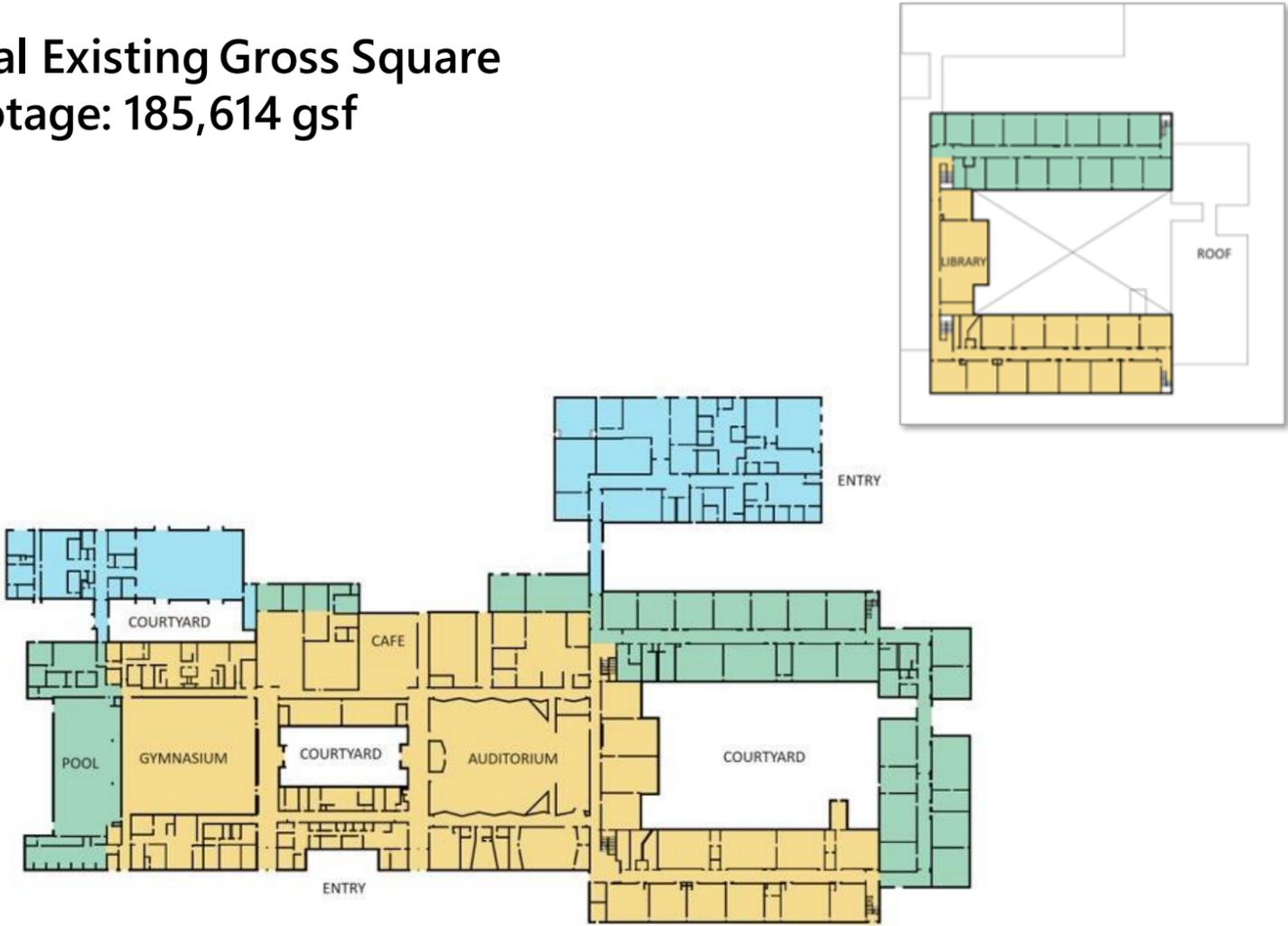
# Existing Site Conditions Summary

- 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



# Current Plan

Total Existing Gross Square Footage: 185,614 gsf



■ 1973  
■ 1964  
■ 1959

Three distinct eras of construction over 60 years.

■ Spaces undersized by 5% or more from MSBA size expectations

# 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. **Ongoing roof leaks are a safety concern to occupants.**
- Lack of MAAB / ADA compliance in numerous locations
- Education spaces do not support today's educational needs.
- Mechanical, Electrical & Plumbing systems have all exceeded their life expectancy
- Typical lack of insulation and moisture control at the exterior envelope



# Side-by-Side Comparison



**OPTION 5B**  
New School +  
Community Building

**OPTION 3C**  
New School

**OPTION 2C**  
Add/Reno

**OPTION 1**  
Base Repair

PROJECT COST  
\$180-185M

PROJECT COST  
\$175-180M

PROJECT COST  
\$170-175M

PROJECT COST  
\$115-120M

ESTIMATED GRANT  
~\$55M

ESTIMATED GRANT  
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ESTIMATED GRANT  
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ESTIMATED GRANT  
Unknown

ESTIMATED LOCAL SHARE TOTAL  
\$125-130M

ESTIMATED LOCAL SHARE TOTAL  
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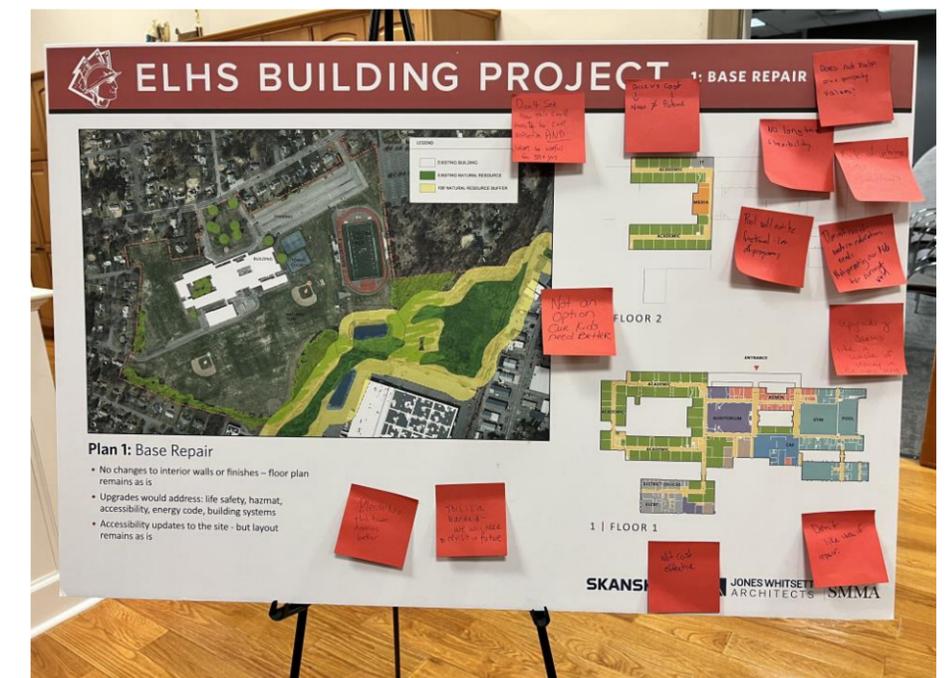
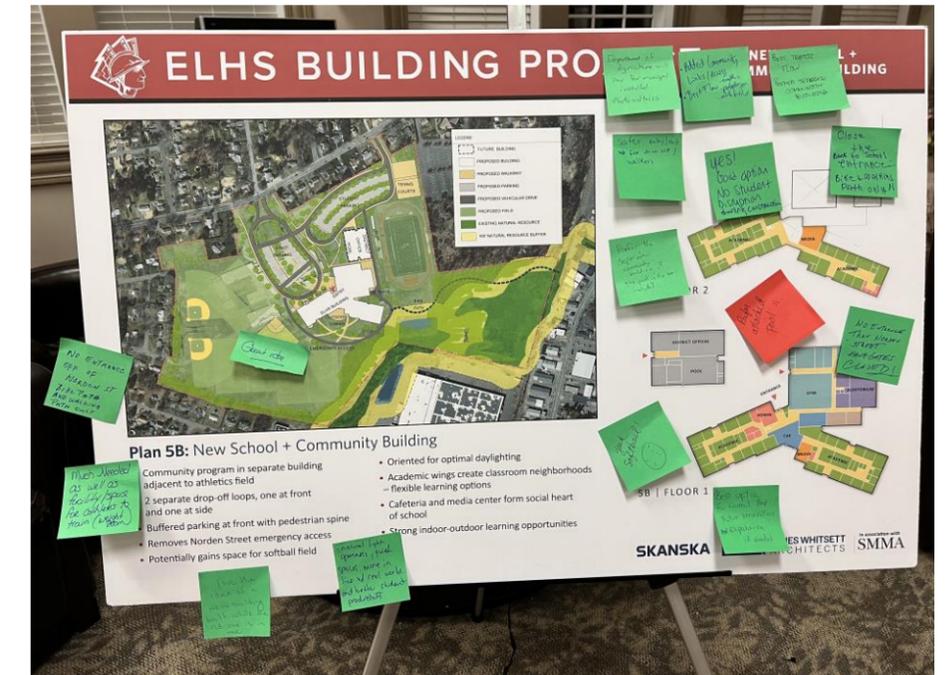
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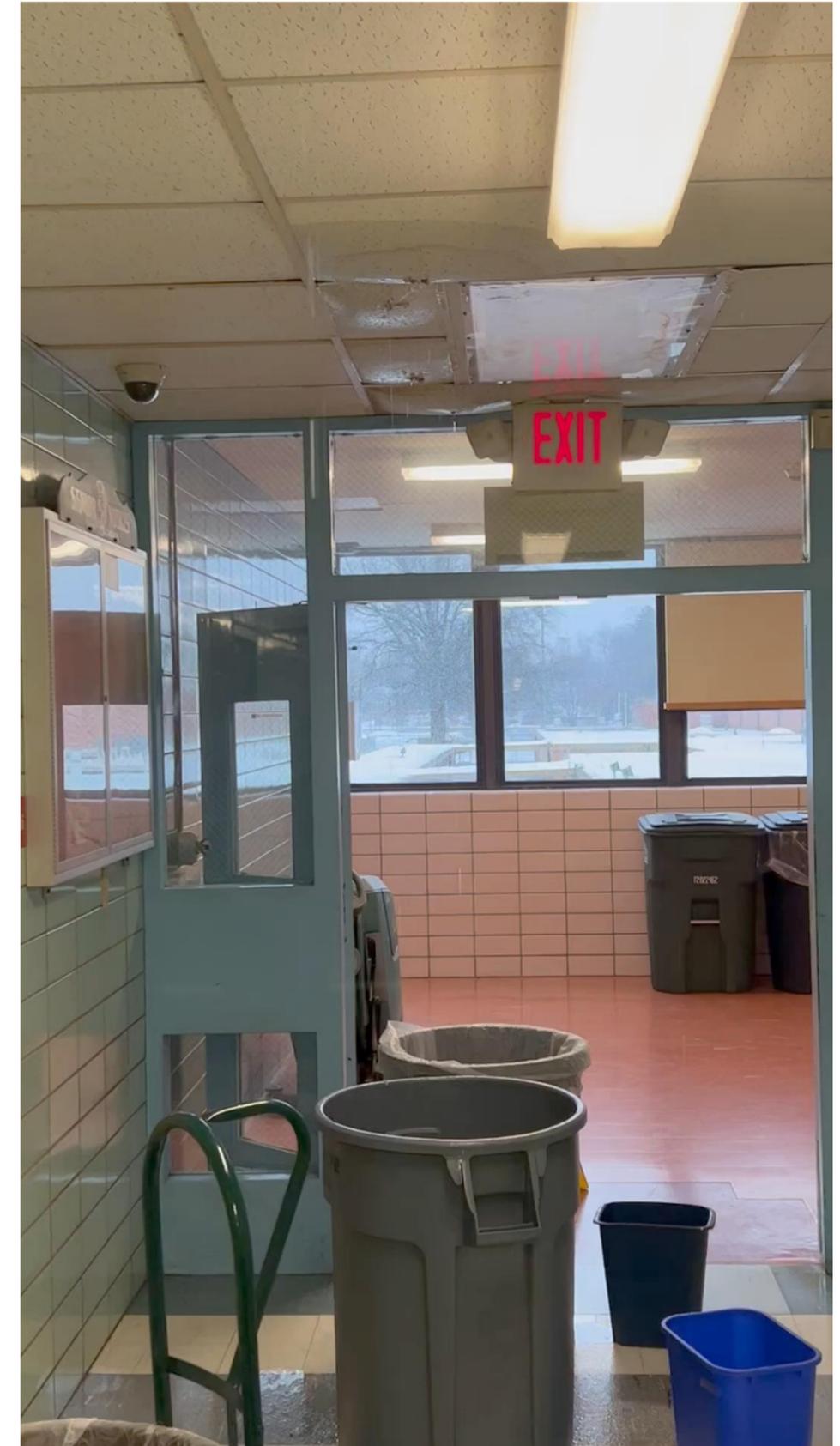
# Gathering input from previous Community Meetings & SBC Meetings...

- Base Repair is expensive, will result in a smaller grant from the MSBA, and does not meet any of the District goals
- Numerous challenges with an Add/Reno approach
  - Difficult to bring existing building up to code (accessibility, sprinklers, new energy code, etc.)
  - Extremely low floor-to-floor heights
  - Introducing adequate ventilation is almost impossible and would lead to extremely low ceilings throughout
- Keeping costs as low as possible, while still planning for the future
- Maximize the MSBA Grant whenever possible
- Strong community preference for New – leading to deeper exploration



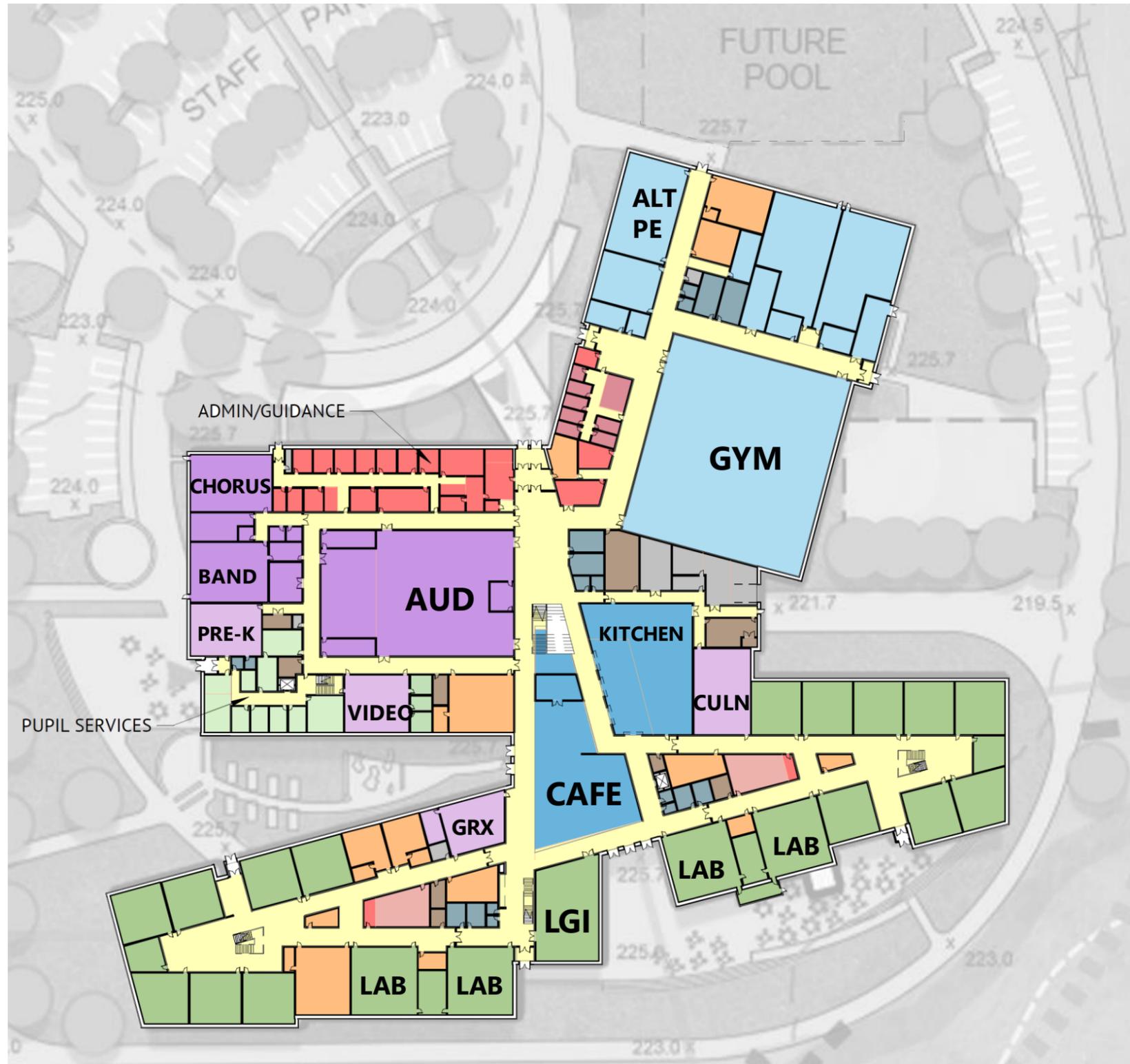
# Cost of Doing Nothing

- Risk NEASC accreditation
- Piecemeal capital expenditures
  - Roof repairs / replacement
  - Failing systems require replacement (Electrical, Mechanical & Plumbing)
  - Costs will continue to escalate
  - Code upgrades will be triggered (accessibility, fire protection)
- Whole-scale accessibility expenses
- Risk not obtaining MSBA approval to re-enter the program for years
  - MSBA typically receives 50 - 75 Statement of Interests (SOI's) per year
  - 10 were invited into the Core Program in 2022
- If there is a "next process" - the MSBA will not participate in the reimbursement of Feasibility and Schematic Design costs
- No improvements to delivery of education
- Possible reduction in enrollment
- Possible reduction in property values
- Possible reduction in State education funding





# Design Update – Plan Development



FIRST FLOOR



SECOND FLOOR

# Space Summary Review



Room Type	Existing Conditions	Proposed Sq Ft
Core Academic Spaces	40,735	45,870
Special Education	8,875	10,190
Art & Music	8,425	6,625
Vocations & Technology	5,460	7,200
Health & Physical Education	22,030	21,730
Media Center	3,140	4,900
Auditorium / Drama	9,285	8,183
Dining & Food Service	8,235	8,850
Medical	765	910
Administration & Guidance	4,275	4,570
Custodial & Maintenance	2,605	2,225
Other	<u>19,725</u>	<u>6,600</u>
<b>Total Building Net Floor Area</b>	<b>133,555</b>	<b>127,853</b>
<b>Total Building Gross Floor Area</b>	<b>186,890</b>	<b>191,780</b>

# Sustainability & Exterior Spaces

- Targeting LEED certification with MSBA green incentive points
- Stretch code community
- Baseline all-electric HVAC system
- Strong SBC interest in PV array
- High performance exterior envelope
- Orientation to optimize daylighting
- Connected campus with expanded outdoor educational options



# Improved Security

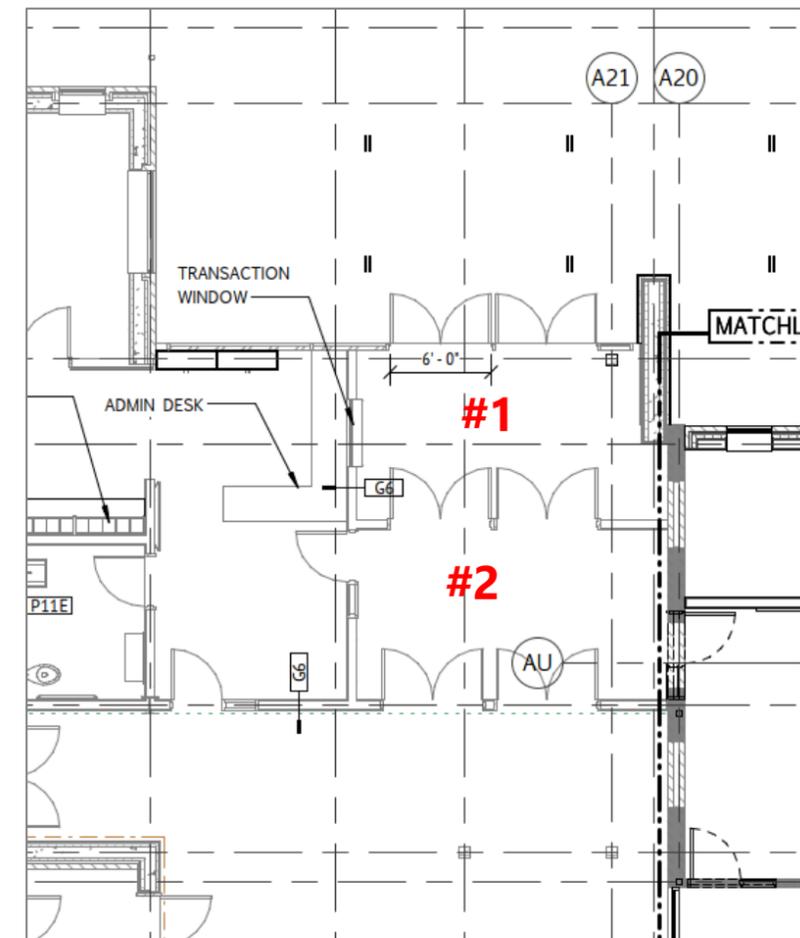
## The new building will improve security

### Starting with the big picture:

- Crime Prevention Through Environmental Design (CPTED)
- Engagement with key stakeholders throughout design process
- Clear site lines – inside and out
- Easily monitored spaces
- Easy emergency access
- Controlled public access

### To the details:

- Controlled entry with abuse resistant glass
- Comprehensive security system
- Door contacts tied to centralized system
- Functioning, easy to use door hardware



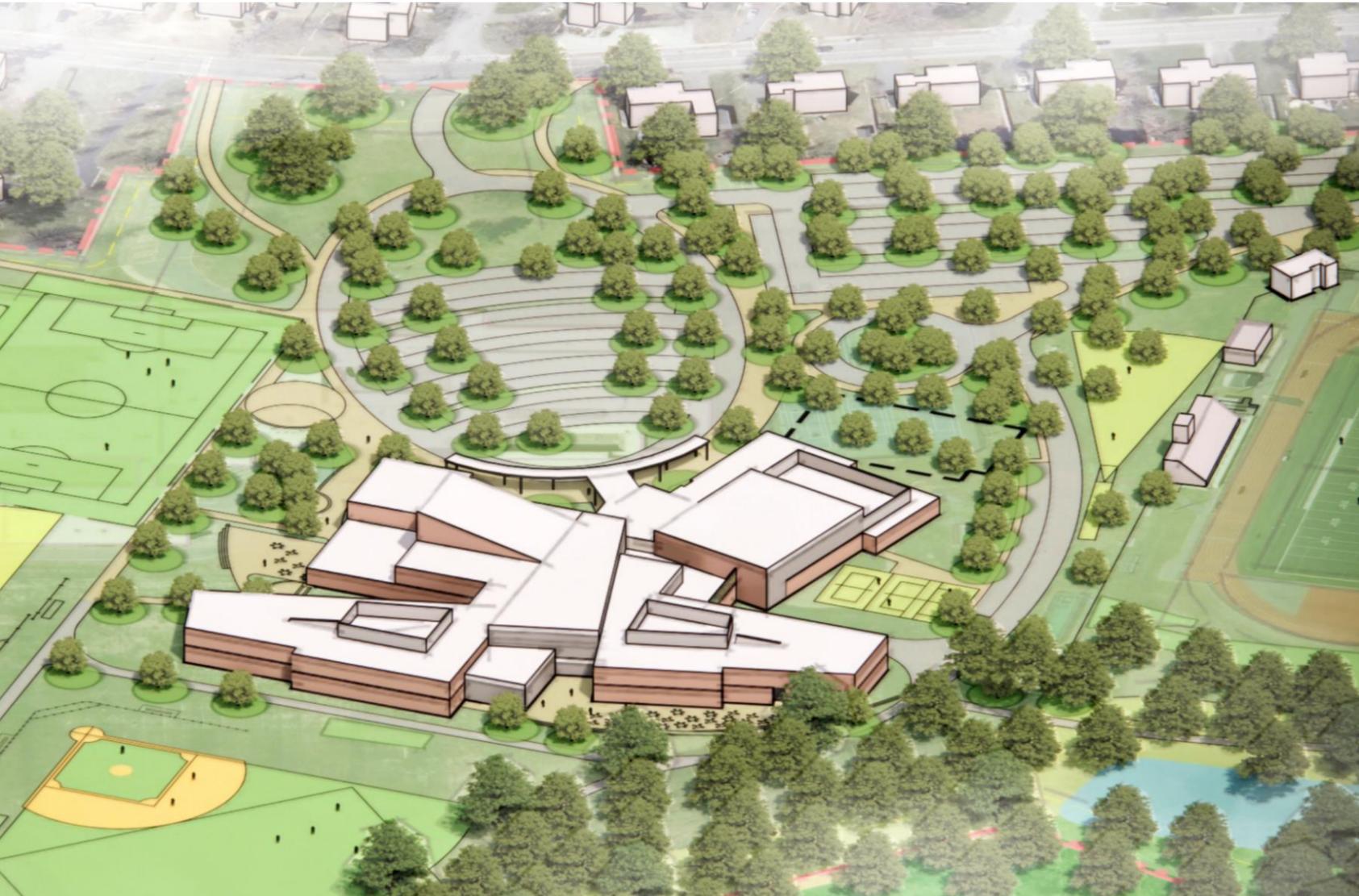
# Educational Advantages

## Improved setting for teaching, learning and community connections

- Organized to create more inclusive and student-centered school culture
- Opportunity to provide better sized teaching spaces.
- Provides more varied space types and outdoor learning spaces.
- Introduction of collaboration and support spaces throughout.
- Update all teaching technology, furniture and finishes.
- Fully new infrastructure.
- Reinvestment in enrichment programs including art, drama, music, PE and hands-on learning spaces



# Preliminary Massing



# Schematic Design: April - October

## Comprehensive Cost Estimate

- From two independent cost estimators
- To be used as the foundation for the **Project Scope & Budget Agreement**

## Department of Elementary & Secondary Education Submittal

## Schematic Design Binder

- Educational Space Summary
- Code Analysis & Permitting Requirements
- Building System Descriptions
- Room Data Sheets
- Proposed Construction Methodology
- **Total Project Budget & Cost Estimate Comparison**

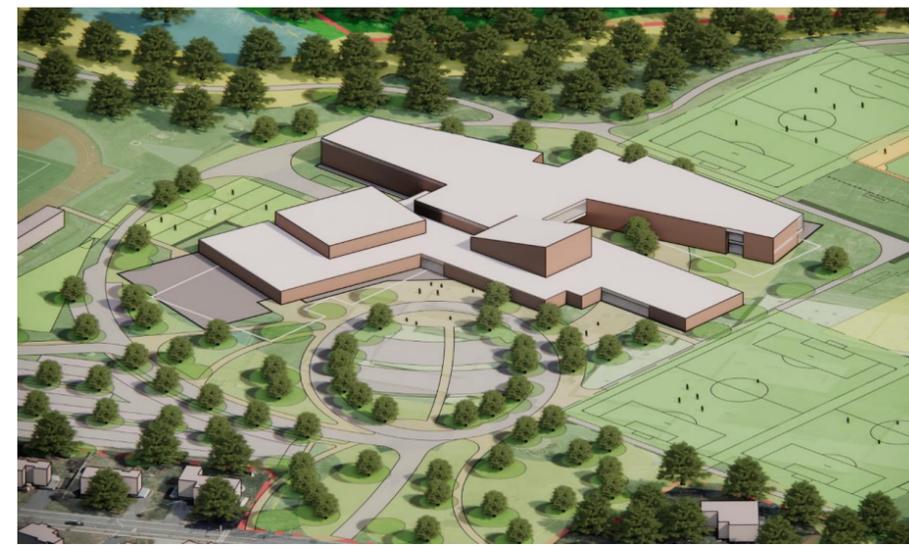
## Schematic Design Project Manual

- Outline specifications in Uniformat
- Proprietary items

## Schematic Design Drawings

## Additional Items

- Preliminary Furniture Budget
- Preliminary Technology Budget
- Life Cycle Cost Analysis

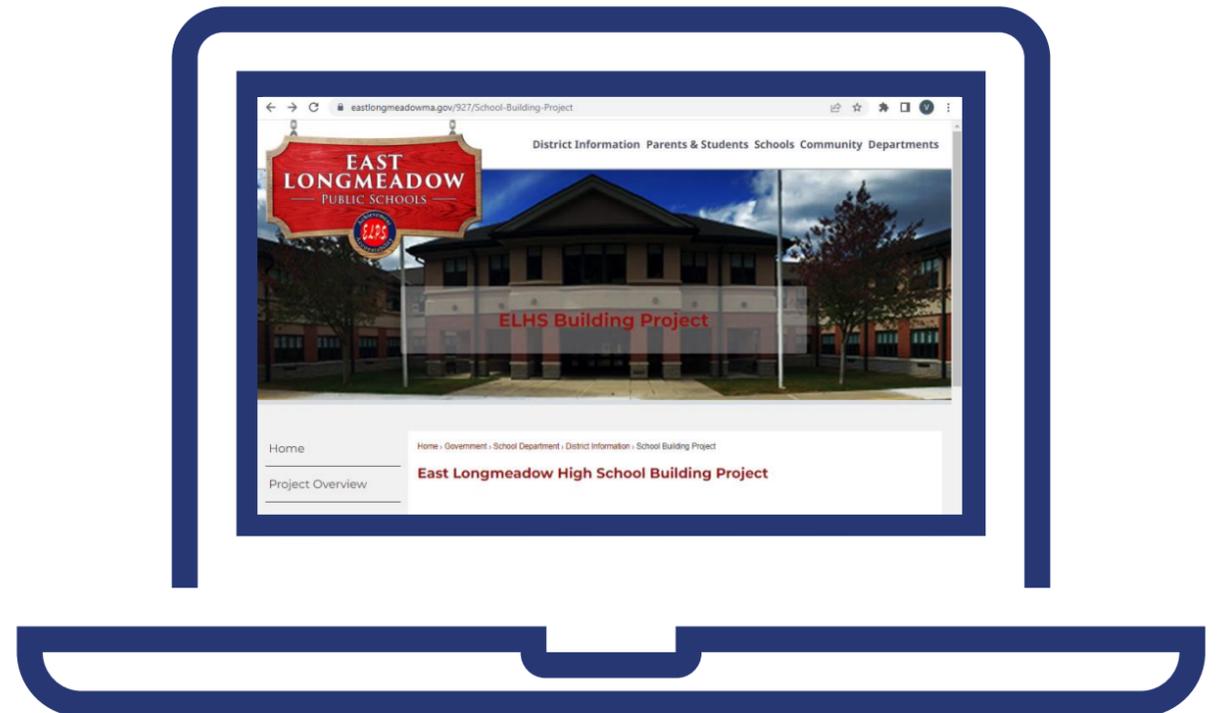


# Timeline

	2021	2022	2023	2024	2025	2026	2027	2028
Statement of Interest – <b>April 2019</b>								
Invited to MSBA Process – <b>Dec 2019</b>								
Forming the Project Team		<b>Team</b>						
Feasibility Study & Schematic Design		<b>Feasibility/SD</b>						
MSBA Targeted Board Meeting			10/23					
Local Vote			11/23					
Design Development & Const Doc's				<b>Design</b>				
<u>Construction Manager at Risk:</u>								
Construction					<b>CMR Construction</b>			
Occupancy						8/26		
Closeout								

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

- Attend the next Community Forum: May 18
- To learn more about the ELHS building project please visit [www.eastlongmeadowma.gov/ELHSBuildingProject](http://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](mailto:elhsbuildingproject@eastlongmeadowma.gov)





# 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



# Preliminary Options Exploring site, phasing & cost implications

## 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

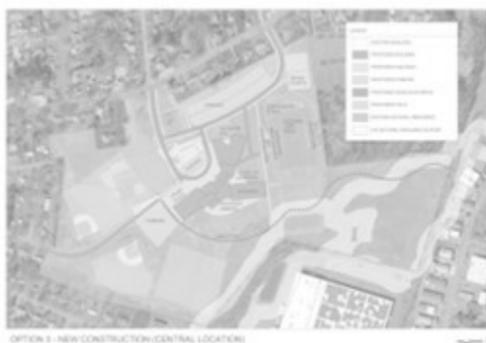
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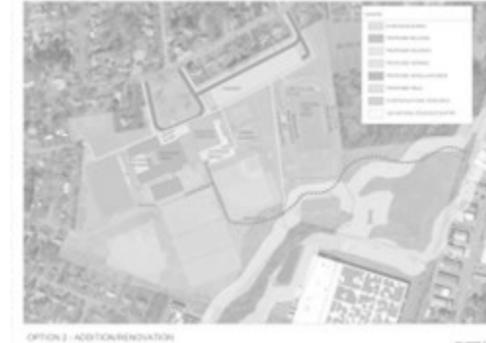
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4A



5A



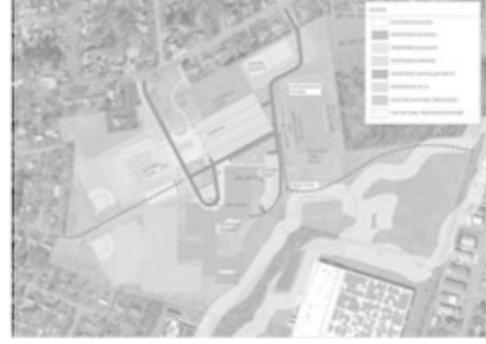
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3B



4B



5B



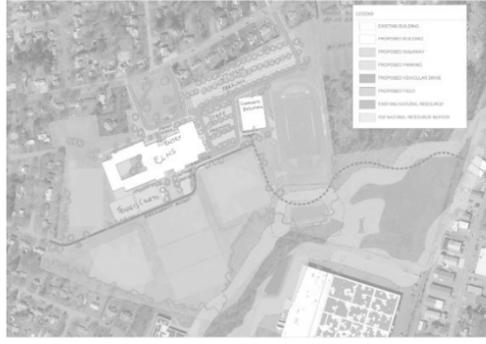
2C



3C



2D



# Design Update

## ORGANIZING CONCEPT

