

SKANSKA



In association with  
SMMA

# East Longmeadow HS Building Project

Community Forum  
May 18, 2023

## Topics of Discussion

- Introduction
- Schedule Overview
- Visioning & Priorities
- Existing Conditions
- Schematic Design
- Estimated Tax Impact
- 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

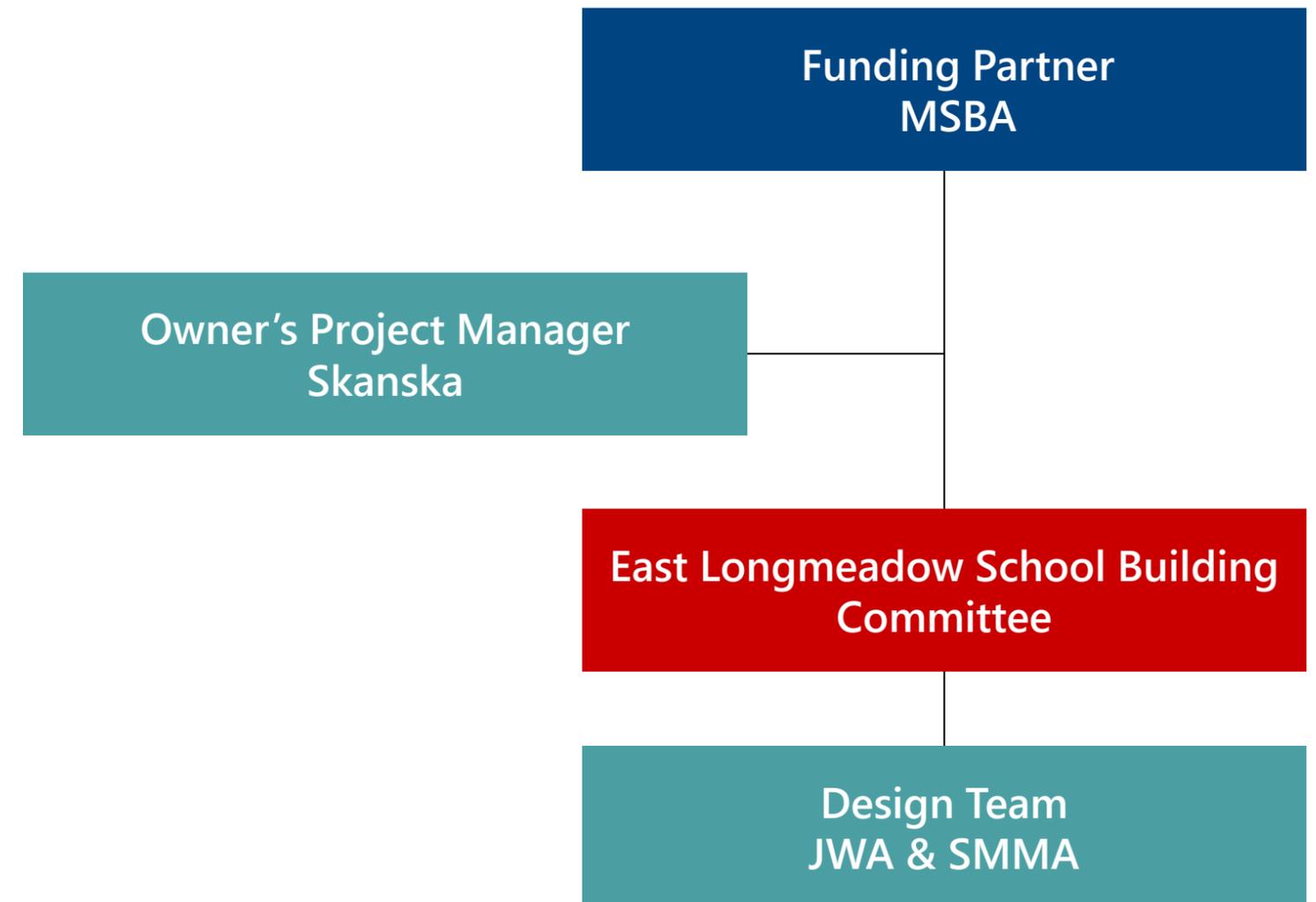
Greg Thompson, School Committee Member

Tom Christensen, Deputy Town Manager

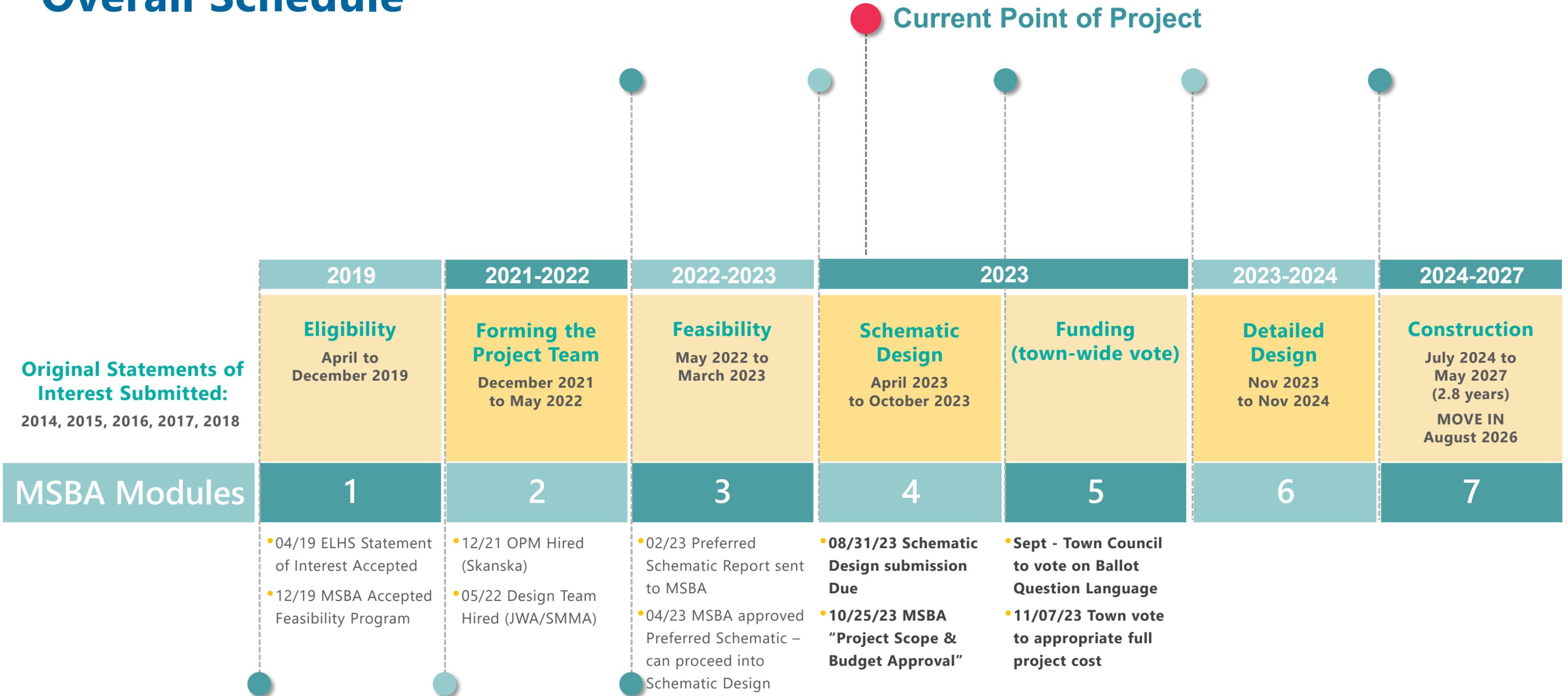
Bruce Fenney, Superintendent of East Longmeadow DPW

Daniela LaBarre, School Psychologist and Faculty member

Ryan Quimby, Town IT Director



# Overall Schedule





# Existing Site



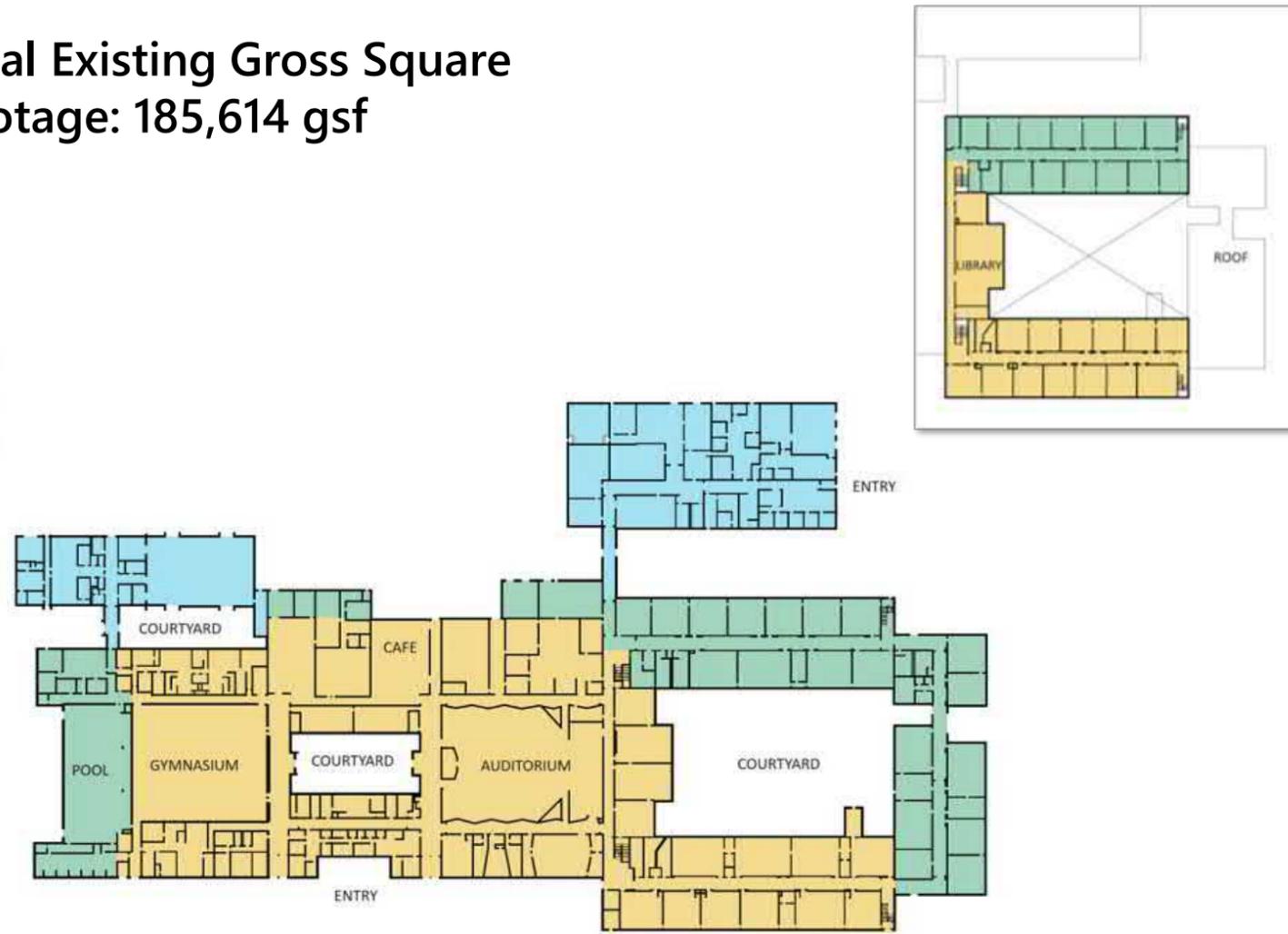
# Existing Site Conditions Summary

- 61.40 Acres (1 Parcel)
- More than Adequate Parking
- Athletic Fields are Extensive and in Good Overall Condition
- General Safety Concerns with Overall Vehicular Circulation
- Lack of Separation Between School Bus and Passenger Vehicle Traffic
- 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



# Ongoing District Investments

## Meadow Brook:

- New Roof – MSBA Accelerated Repair Program
- New Windows & Doors – MSBA Accelerated Repair Program
- Replaced four aging modular classrooms

## Mapleshade:

- Replacement of heating system steam pipes
- Exterior door replacement is in final phase
- Parking lot and playground update scheduled for this summer

## Mountain View:

- New Gym floor
- Replacement of two aging modular classrooms starting this summer

## BPMS:

- Library / Media Center and Computer Room carpet replacement

## ELHS:

- Electrical switchgear replacement
- Roof repair on one section (different roof membrane than the rest)
- Gym window replacements
- Lighting upgrades
- Boiler replacement

## But some items do not lend themselves to repair:

- Accessibility upgrades (interior and exterior)
- Addition of sprinklers
- Replacing Mechanical, Electrical and Plumbing systems that are antiquated (parts are difficult to source – or no longer made)
- Abatement of hazardous materials
- Adding insulation throughout
- Improving access to daylight and fresh air
- Major changes to vehicular circulation routes
- Lack of a Loading / Service Area
- Major changes to classrooms sizes
- Major changes to interior organization and circulation

# 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  
**~\$55M**

ESTIMATED GRANT  
**~\$55M**

ESTIMATED GRANT  
**Unknown**

ESTIMATED LOCAL SHARE TOTAL  
**\$125-130M**

ESTIMATED LOCAL SHARE TOTAL  
**\$120-125M**

ESTIMATED LOCAL SHARE TOTAL  
**\$115-120M**

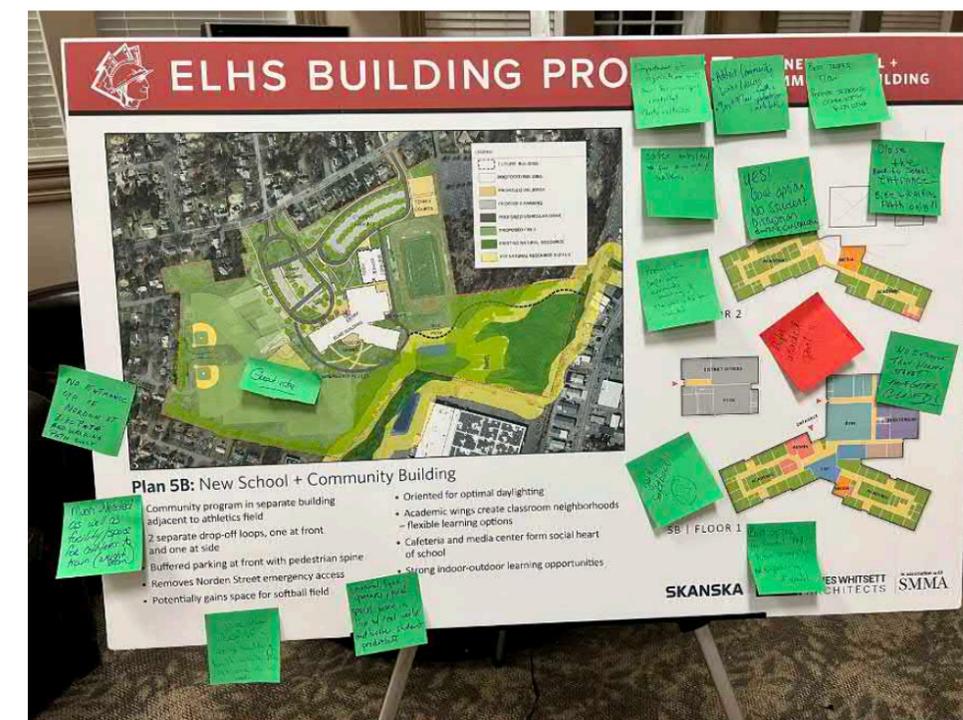
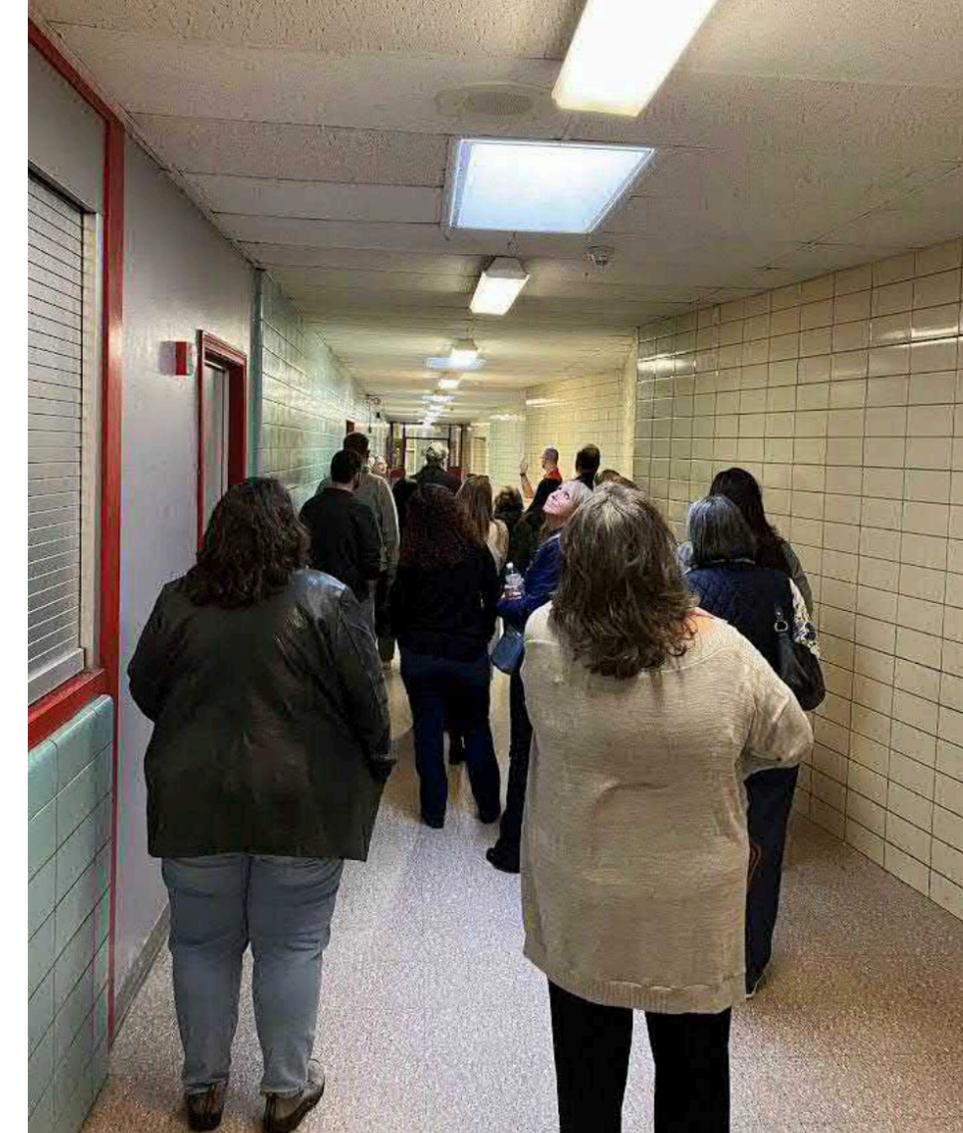
ESTIMATED LOCAL SHARE TOTAL  
**\$90-120M**

# Cost of Doing Nothing

- No facility improvements to the delivery of education
- Piecemeal capital expenditures (with debt exclusion votes)
  - Roof repairs / replacement
  - Failing systems require replacement (Electrical, Mechanical & Plumbing)
  - Costs will continue to escalate
  - Code upgrades will be triggered (accessibility, fire protection)
  - Projects would have to be done in July & August
- 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
  - ELHS waited 6 years to be accepted into program in 2019
- If there is a "next process" - the MSBA will not participate in the reimbursement of Feasibility and Schematic Design costs (\$1.26M for current project)
- No improvements to community resources (no new athletic fields, no new concessions and restroom facility, no upgraded auditorium, etc.)
- Potential reduction in property values
- Possible reduction in enrollment
- Risk NEASC accreditation

# 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



# Side-by-Side Comparison



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~\$55M

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

# Updated Site Plan



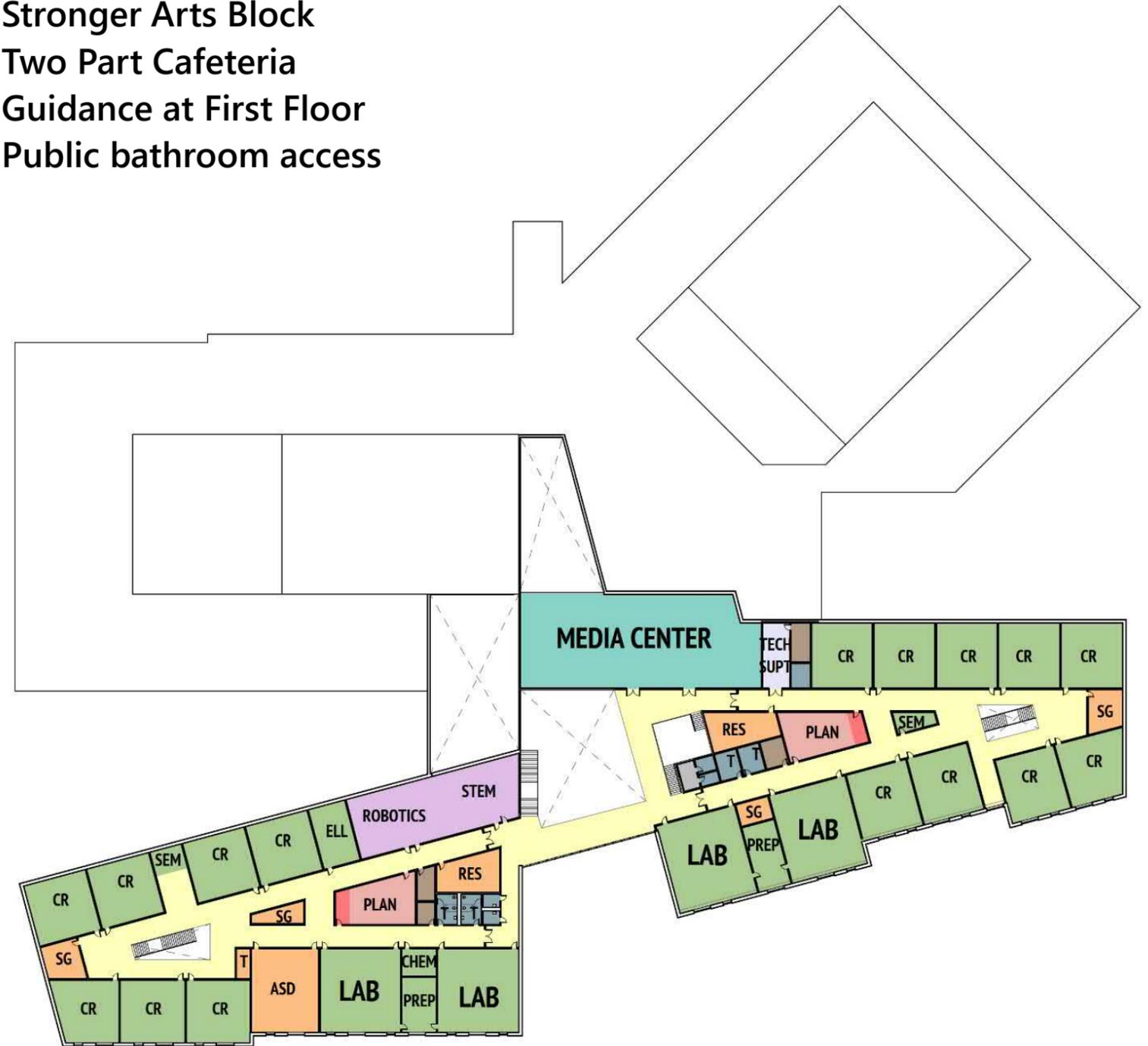
# Site Amenities Included in Project

- New athletic field & court program
  - (1) varsity baseball with lights, dugouts, fencing and irrigation
  - (1) varsity softball with lights, dugouts, fencing and irrigation
  - (1) JV baseball, (1) JV Softball, (3) Multisport Fields (w/ irrigation) & (1) practice field
  - (6) tennis courts with lights & pickleball striping
  - (2) basketball courts with lights
- New ticketing and concessions building with restrooms
- New press box with accessible ramp
- Separated staff/student parking and parent/school bus drop off areas
- (2) outdoor classrooms and (1) outdoor dining terrace
- Playground for early education
- New loading dock – isolated from pick-up and drop-off
- Major accessibility and pedestrian safety improvements
- Space for summer concerts



# Updated Floor Plans

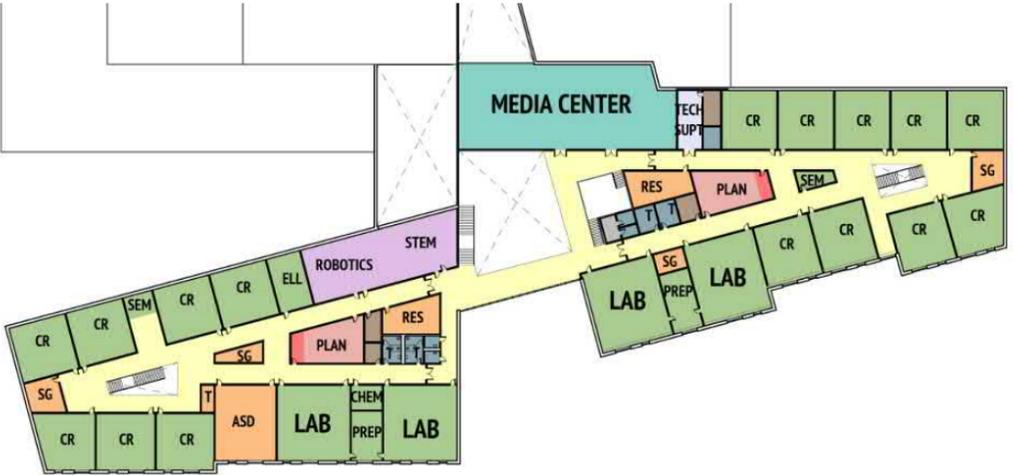
- Simplification of second floor
- Elimination of extra elevator/stairs in Admin
- Move of LGI
- Stronger Arts Block
- Two Part Cafeteria
- Guidance at First Floor
- Public bathroom access



Level 1

Level 2

# Space Summary Review

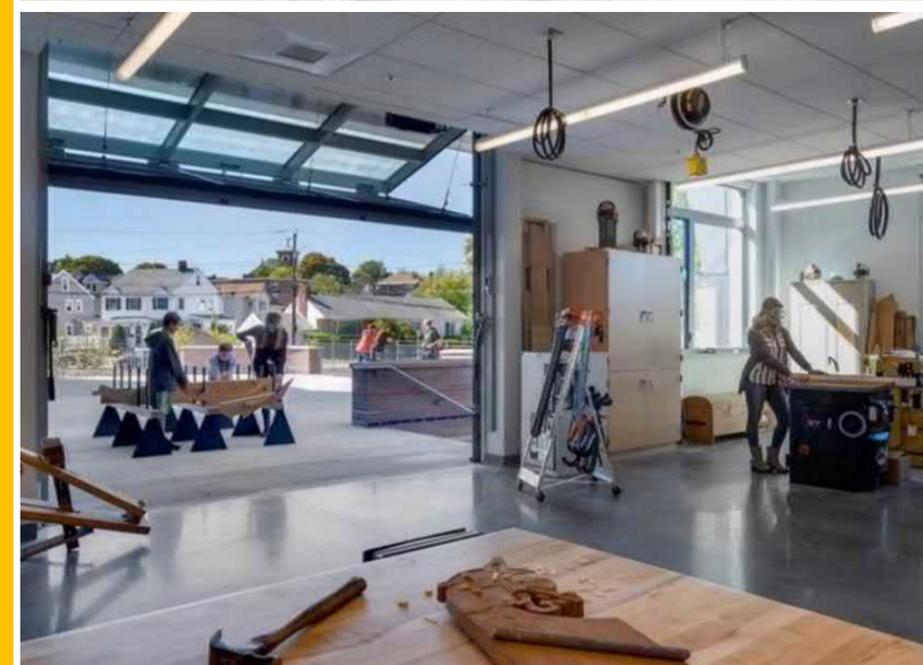


Room Type	Existing Conditions	Proposed Sq Ft
Core Academic Spaces	40,735	45,870
Special Education	8,875	10,190
Art & Music	8,425	6,625
Hands On Studios (i.e., culinary arts)	5,460	7,200
Health & Physical Education	22,030	21,730
Media Center	3,140	4,900
Auditorium / Drama	9,285	8,183
Dining & Food Service	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>	133,555	127,853
<b>Total Building Gross Floor Area</b>	186,890	<b>191,780</b>

# 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



# Sustainability & Exterior Spaces

- Targeting LEED certification with MSBA green incentive points
- Stretch code community
- Baseline all-electric HVAC system
- 460 kw PV is included in the project at this time
- High performance exterior envelope
- Orientation to optimize daylighting
- Connected campus with expanded outdoor educational options
- June 7 Eco Charrette



# Improved Security

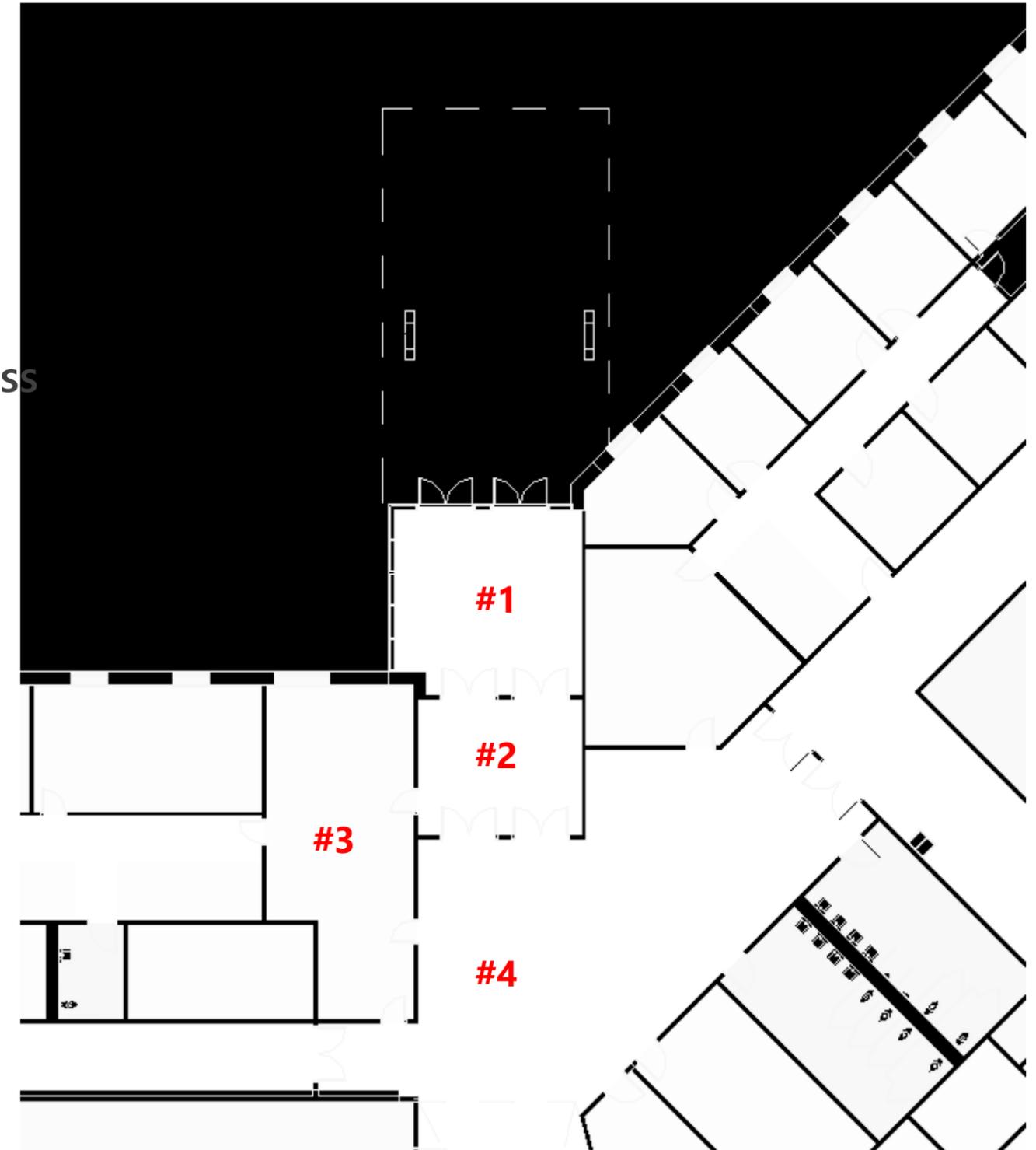
## The new building will improve security

### 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
- Controlled community & after-hours 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



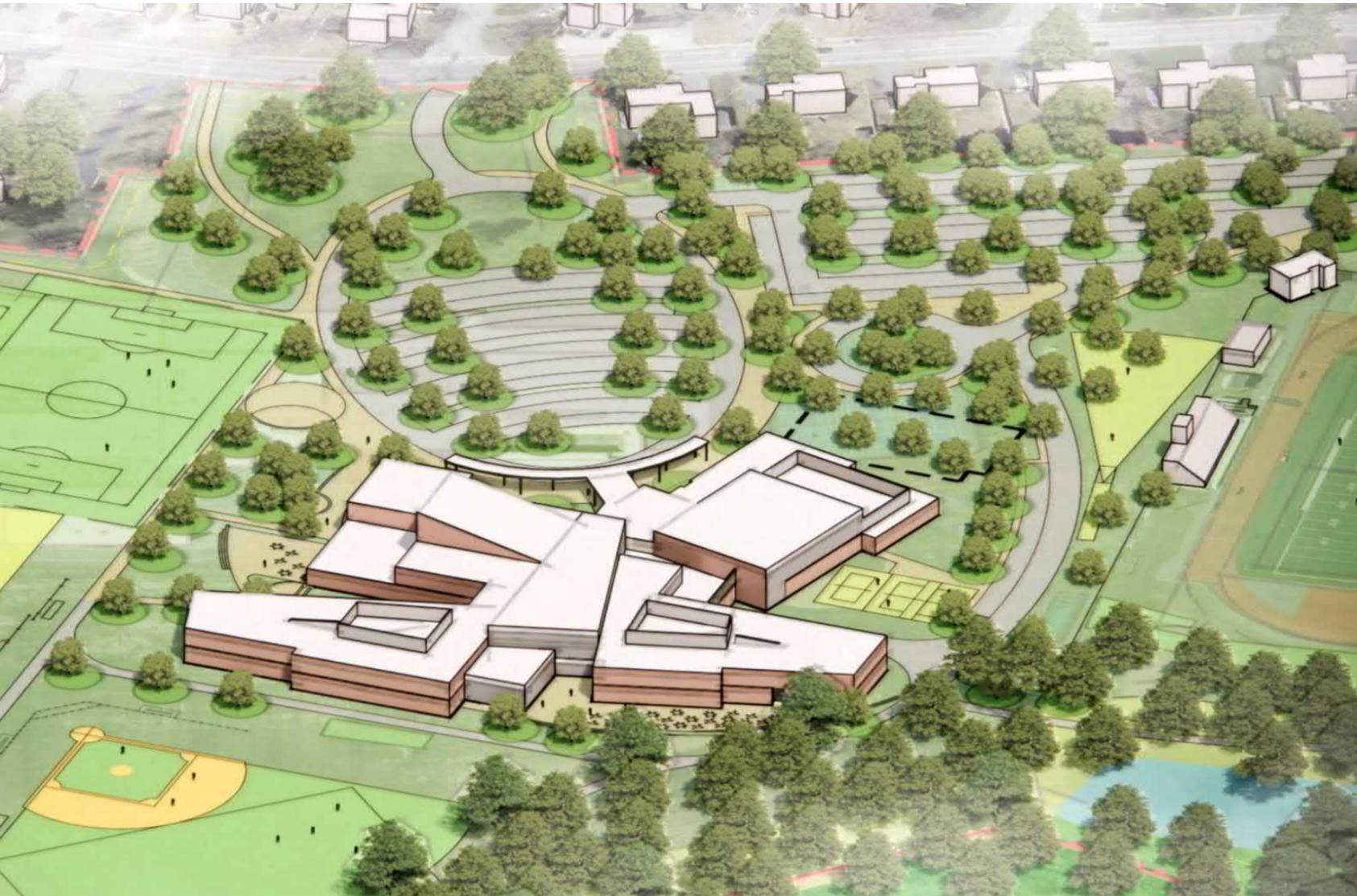
# Community Advantages

## Improved community spaces and community recreation

- Updated and larger Gym. Two full-size courts with roll-down divider curtain. Clear and secure community entrance.
- School designed to successfully integrate with separate pool project – allowing for expanded student use and community use
- Alternative PE space
- Updated Auditorium
- New press box, concessions, and restrooms near primary field
- New tennis courts (with pickleball striping), basketball courts, (2) baseball fields, (2) softball fields, and substantial practice fields
- Easy access to District Administration, Town IT, ELCAT



# Preliminary Massing

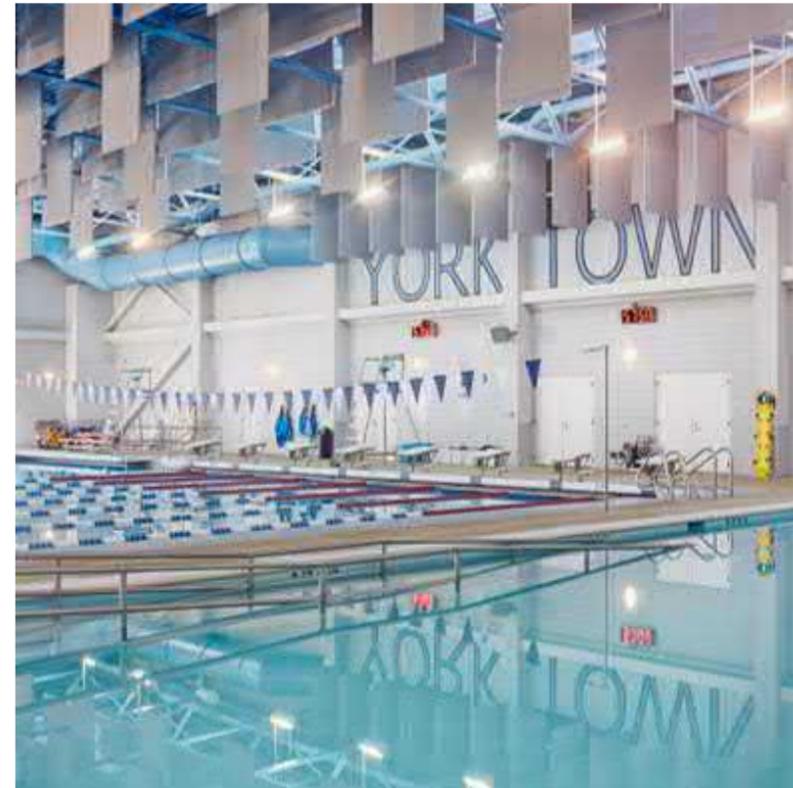


# Pool Project Update

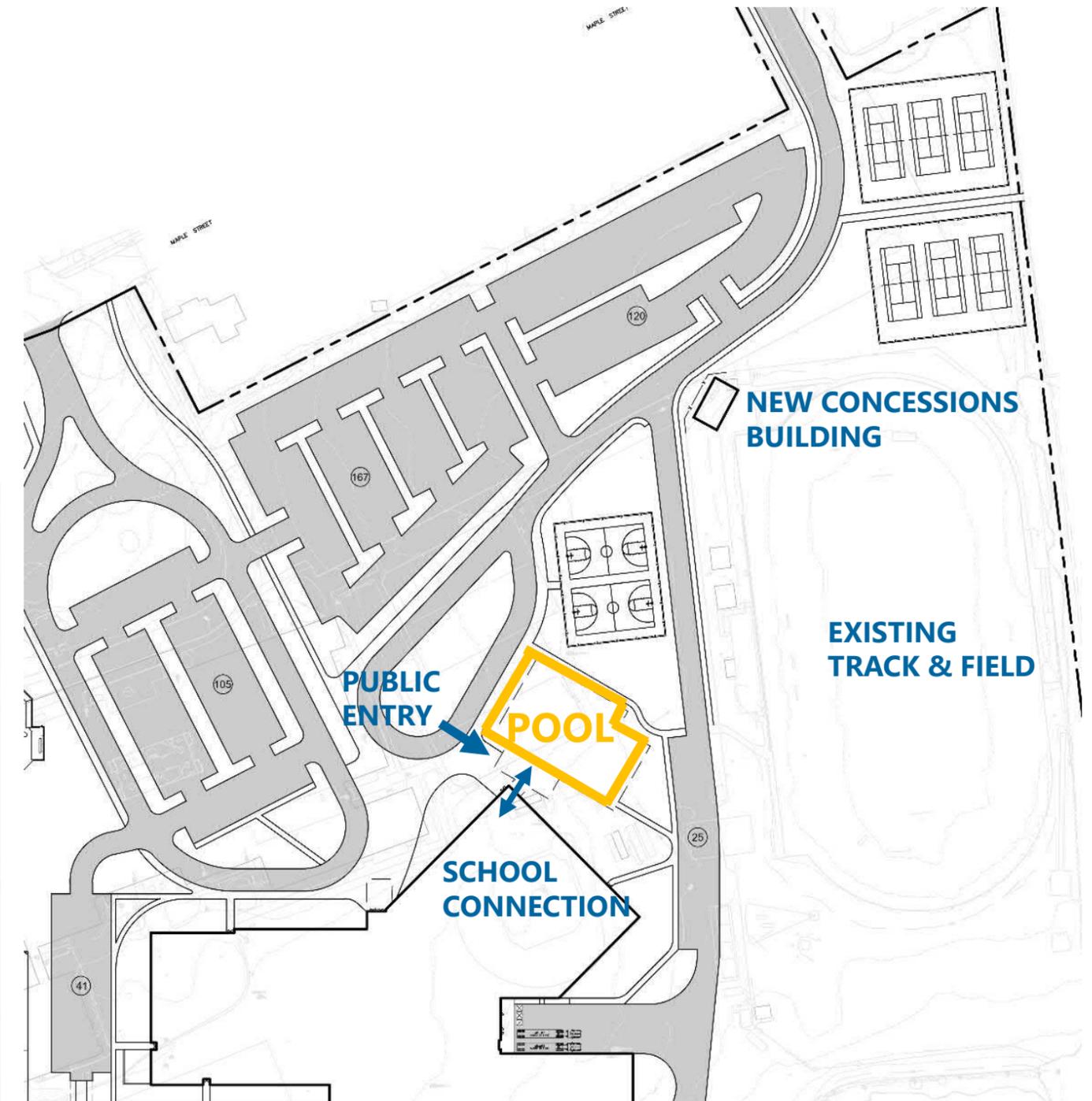
- Pool Building Committee formed
- Preliminary explorations of siting and connections to school building
- Pool design to run parallel to school project moving forward (as a fully separate project)
- Committee is interested in expanding community use



Don Fisher Clubhouse



Yorktown



# Summary of Estimated Construction Costs

(Pre-Schematic Design. To be updated at end of Schematic Design.)

	School Project	Pool Project*	Combined
Building Costs – Estimated Trade Costs	~\$ 90,000,000	~\$ XX,000,000	~\$ YYY,000,000
Sitework – Estimated Trade Costs	~\$ 17,500,000	~\$ X,000,000	~\$ YY,000,000
Design Contingency & Escalation	~\$ 25,000,000	~\$ X,000,000	~\$ YY,000,000
General Conditions & Overhead	<u>~\$ 15,000,000</u>	<u>~\$ X,000,000</u>	<u>~\$ YY,000,000</u>
<b>Total Estimated Construction Cost</b>	<b>~ \$ 147,500,000</b>	<b>~\$ XX,X00,000</b>	<b>~\$ YYY,Y00,000</b>
Other Project Costs (Fees, Contingencies, Etc.)	<u>~\$ 29,500,000</u>	<u>~\$ X,000,000</u>	<u>~\$ YY,000,000</u>
<b>Approximate Project Costs</b>	<b>~\$ 177 million</b>	<b>~\$ 15 million</b>	<b>~\$ 192 million</b>
<b>Approximate MSBA Reimbursement</b>	<b>\$55 – 57 million</b>	<b>N/A</b>	<b>\$55 – 57 million</b>
<b>Approximate Town Costs</b>	<b>\$120 – 122 million</b>	<b>\$ 14-16 million</b>	<b>\$ 134 – 138 million</b>

\* Note that the Pool Project has not yet been professionally estimated – as it is not part of the MSBA process.

Pool Project Costs calculated from West Springfield High School pool costs – and applying industry escalation and inflation rates since 2011.

# Summary of Estimated Tax Impacts

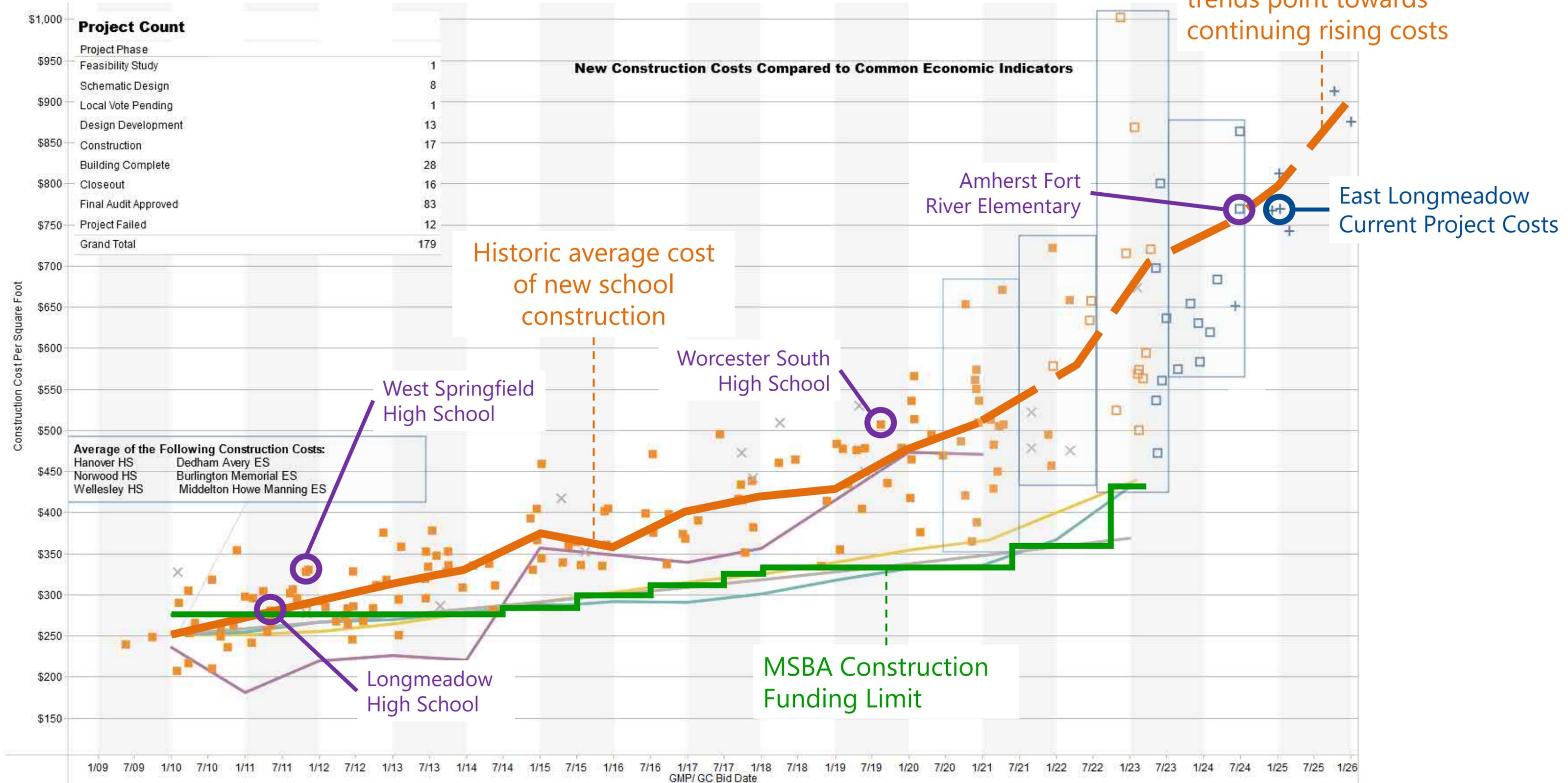
(Pre-Schematic Design. To be updated at end of Schematic Design.)

	School Project	Pool Project	Combined
<b>Town Share of Total Project Costs</b>	\$ 120 – 122 million	\$ 14-16 million	<b>\$ 134-138 million</b>
<b>Estimated Tax rate Impact Per \$1,000 Assessed Value</b>	~\$2.90-\$3.20 / year	~\$.40 / year	<b>~\$3.30 - \$3.60 / year per \$1,000</b>
OR – Put another way...			
<b>Estimated Tax Impact on “Average Single-Family Home” (Assessed Value)</b>	~\$990 - \$1,085 / year	~\$135 / year	<b>~\$1,125 - \$1,220 / year</b>

2023 Average Assessed Single Family Home Value	\$ 339,811
2023 Average Single Family Tax Bill	\$ 6,524 / year

- Over a 30-year loan – tax impact will fluctuate over time – having a slightly smaller impact for the first few years
- Interest rates are estimated (at 5%)
- Tax rate impact assumes no increase in assessed value over the life of the bonds
- Tax rate impact assumes the average home value will remain constant over the life of the bonds
- Bonds issued on a level debt service basis

# Construction Costs and the Market



# Schematic Design Deliverables

(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

- 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 Unifomat
- Proprietary items

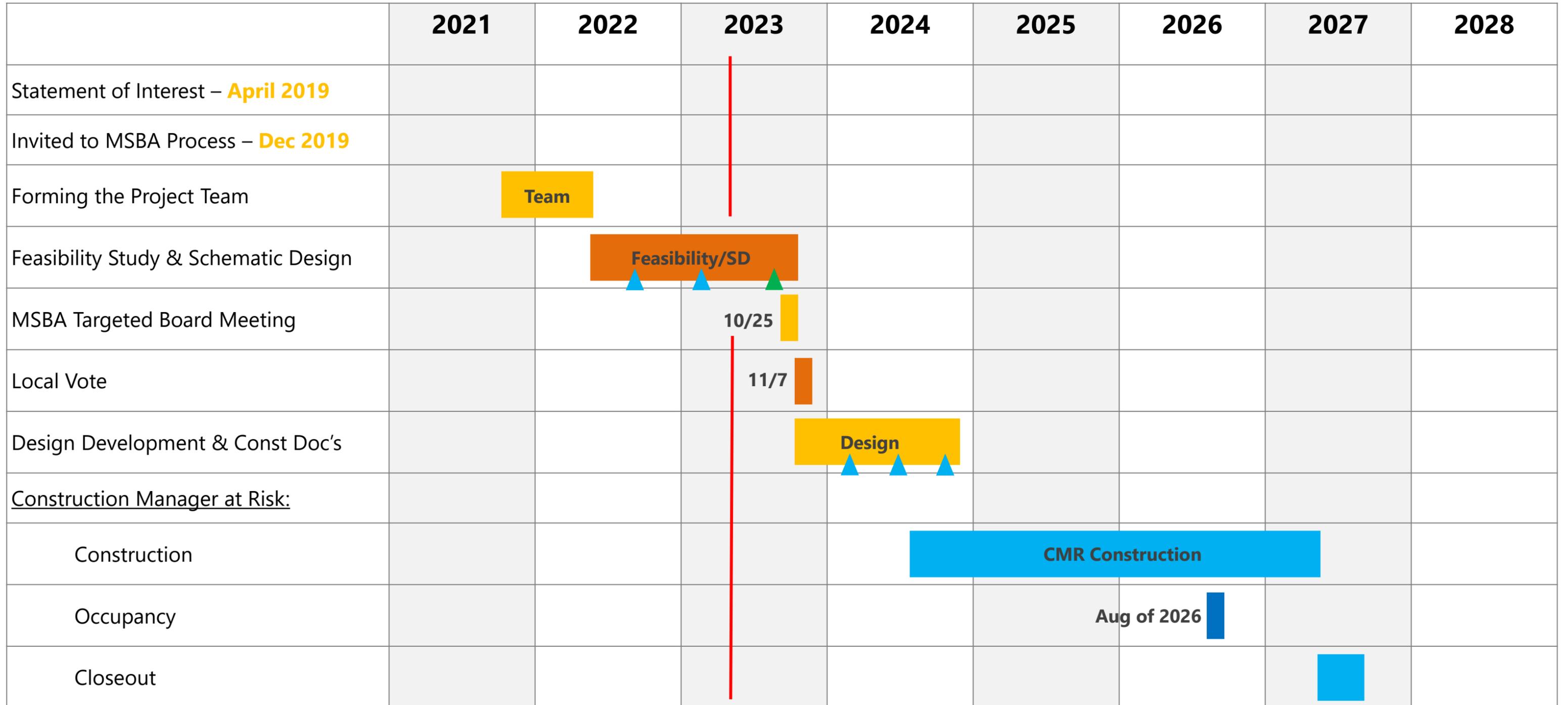
## Schematic Design Drawings

## Additional Items

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

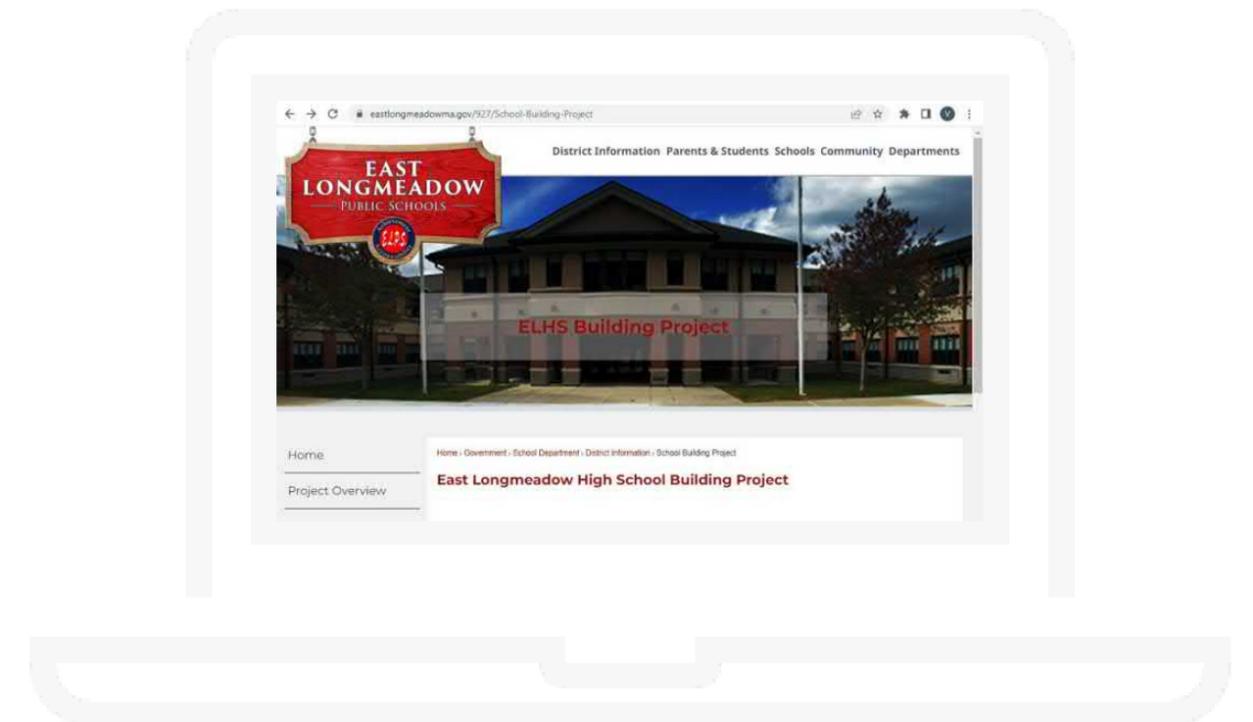


# Timeline



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

- Attend our upcoming Community Sustainability Charrette: June 7<sup>th</sup>, ELHS Library
- To learn more about the ELHS building project and to stay updated on future meetings and community forums, please visit: [www.eastlongmeadowma.gov/ELHSBuildingProject](http://www.eastlongmeadowma.gov/ELHSBuildingProject)
- Attend and participate in monthly School Building Committee Meetings.
- If you have questions about the project, please email [elhsbuildingproject@eastlongmeadowma.gov](mailto:elhsbuildingproject@eastlongmeadowma.gov)



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# East Longmeadow HS Building Project

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Thank you!

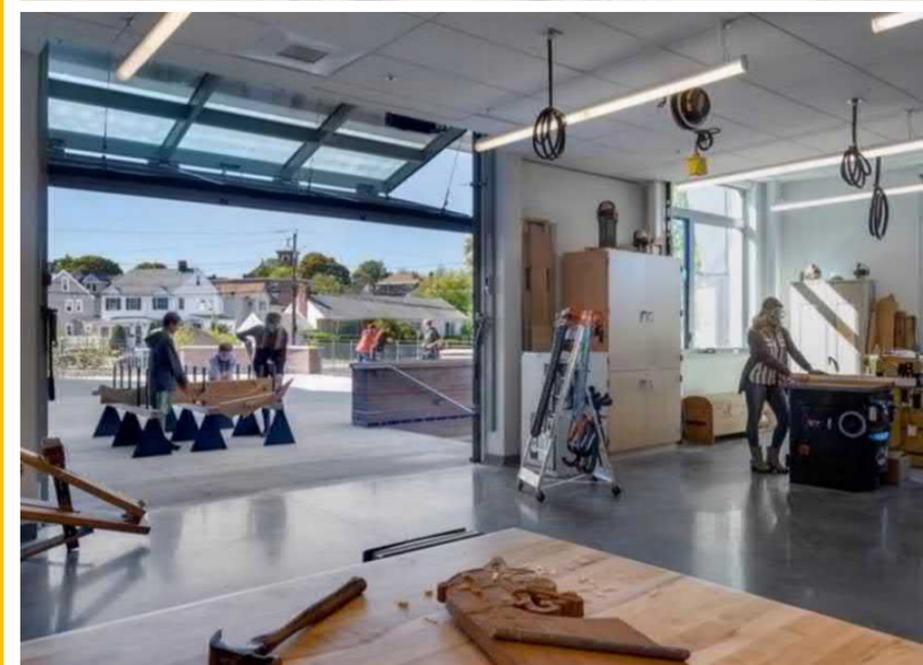




# Educational Goals and Priorities

## 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

1



2A



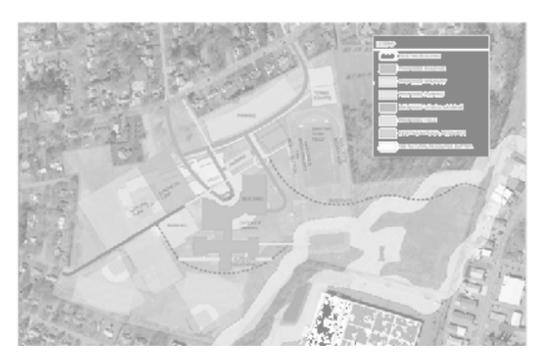
3A



4A



5A



2B



3B



4B



5B



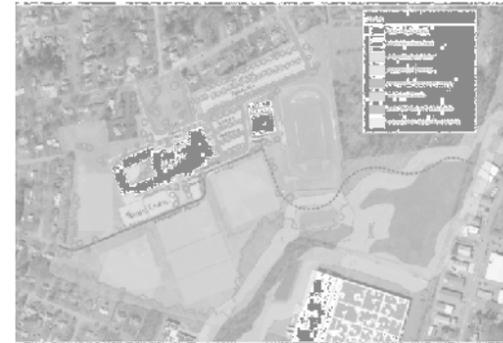
2C



3C

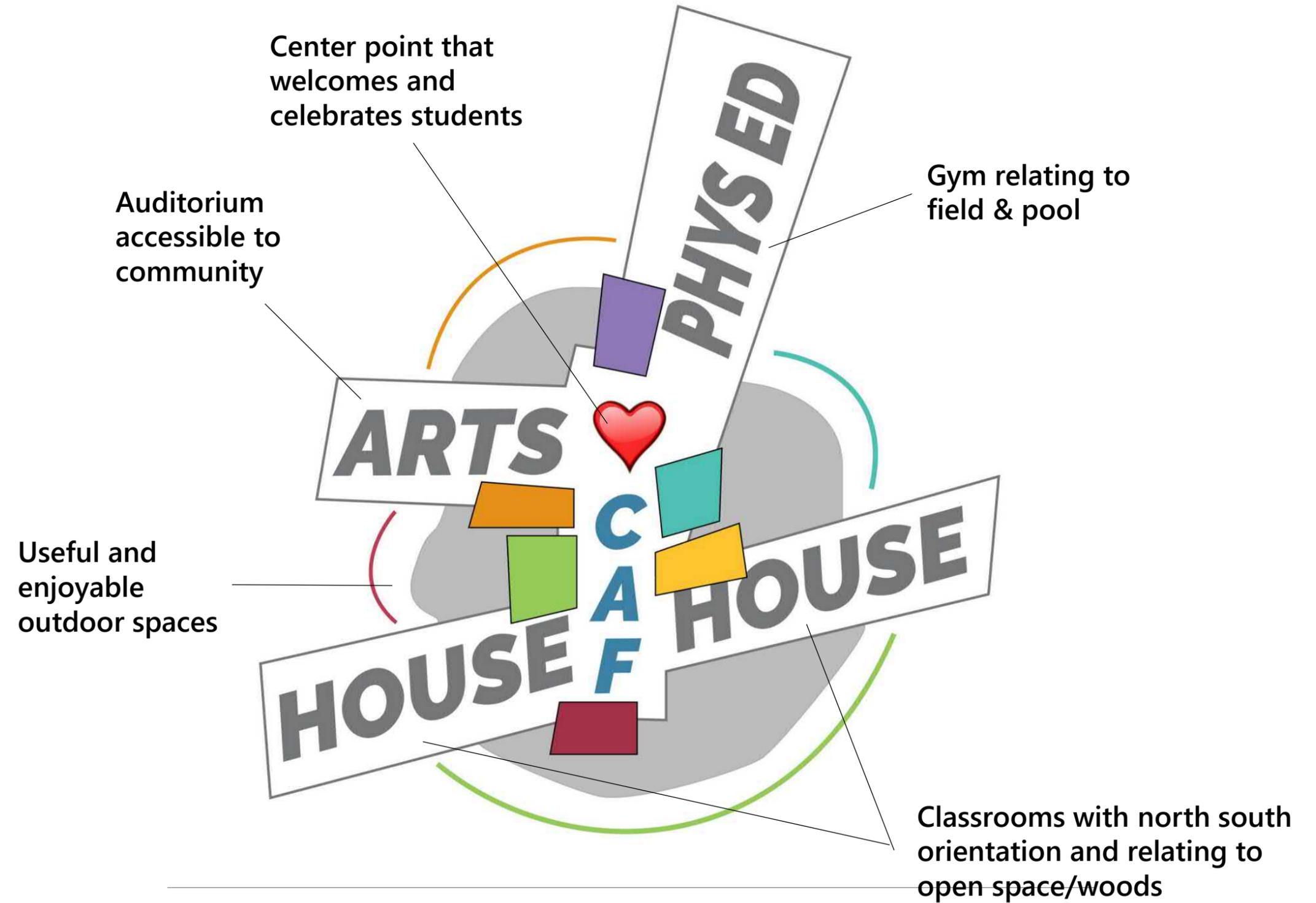


2D



# Design Update

## ORGANIZING CONCEPT



# Estimated Tax Impacts (Pre-Schematic Design)

	SCHOOL	POOL
Estimated Total Project Budget	176,747,763	15,000,000
Estimated MSBA Construction Grant:	58,326,762	-
	33%	0%
Estimated Town's Net Share of Project Costs:	118,421,001	15,000,000

## TOWN OF EAST LONGMEADOW PROJECTED HIGH SCHOOL PROJECT ESTIMATED TAX IMPACT

2023 Total Assessed Valuation	2,452,452,700
2023 Average Single Family Home Value	339,811
2023 Average Single Family Tax Bill	6,524

Estimated 2024 30yr Bond Int Rate	5.00%
Estimated 2027 20yr Bond Int Rate	5.00%
\$110M Bonds dated June 2024 - 30 years	
\$8.4M Bond dated Feb 2027 - 20 years	

Estimated 2024 30yr Bond Int Rate	5.00%
\$15M Bonds dated June 2024 - 30 years	

	30 YEARS - SCHOOL ONLY			30 YEARS - POOL ONLY			30 YEARS - COMBINED IMPACT - SCHOOL/POOL		
	Principal and Interest	Est Rate Impact per 1,000 AV	Est Impact on Avg Single Fam Tax Bill	Principal and Interest	Est Rate Impact per 1,000 AV	Est Impact on Avg Single Fam Tax Bill	Principal and Interest	Est Rate Impact per 1,000 AV	Est Impact on Avg Single Fam Tax Bill
2025	7,155,000	2.92	991	975,000	0.40	135	8,130,000	3.32	1,126
2026	7,157,250	2.92	992	973,750	0.40	135	8,131,000	3.32	1,127
2027	7,155,250	2.92	991	977,000	0.40	135	8,132,250	3.32	1,127
2028	7,831,051	3.19	1,085	974,500	0.40	135	8,805,551	3.59	1,220
2029	7,826,500	3.19	1,084	976,500	0.40	135	8,803,000	3.59	1,220
2030	7,832,750	3.19	1,085	977,750	0.40	135	8,810,500	3.59	1,221
2031	7,833,000	3.19	1,085	973,250	0.40	135	8,806,250	3.59	1,220
2032	7,832,250	3.19	1,085	973,250	0.40	135	8,805,500	3.59	1,220
2033	7,830,250	3.19	1,085	977,500	0.40	135	8,807,750	3.59	1,220
2034	7,831,750	3.19	1,085	975,750	0.40	135	8,807,500	3.59	1,220
2035	7,831,250	3.19	1,085	973,250	0.40	135	8,804,500	3.59	1,220
2036	7,828,500	3.19	1,085	975,000	0.40	135	8,803,500	3.59	1,220
2037	7,833,250	3.19	1,085	975,750	0.40	135	8,809,000	3.59	1,221
2038	7,829,750	3.19	1,085	975,500	0.40	135	8,805,250	3.59	1,220
2039	7,833,000	3.19	1,085	974,250	0.40	135	8,807,250	3.59	1,220
2040	7,827,250	3.19	1,085	977,000	0.40	135	8,804,250	3.59	1,220
2041	7,832,500	3.19	1,085	978,500	0.40	136	8,811,000	3.59	1,221
2042	7,832,750	3.19	1,085	973,750	0.40	135	8,806,500	3.59	1,220
2043	7,832,750	3.19	1,085	978,000	0.40	136	8,810,750	3.59	1,221
2044	7,832,000	3.19	1,085	975,750	0.40	135	8,807,750	3.59	1,220
2045	7,835,000	3.19	1,086	977,250	0.40	135	8,812,250	3.59	1,221
2046	7,836,000	3.20	1,086	977,250	0.40	135	8,813,250	3.59	1,221
2047	7,834,500	3.19	1,086	975,750	0.40	135	8,810,250	3.59	1,221
2048	7,155,000	2.92	991	977,750	0.40	135	8,132,750	3.32	1,127
2049	7,155,750	2.92	991	978,000	0.40	136	8,133,750	3.32	1,127
2050	7,153,750	2.92	991	976,500	0.40	135	8,130,250	3.32	1,127
2051	7,153,500	2.92	991	978,250	0.40	136	8,131,750	3.32	1,127
2052	7,154,250	2.92	991	978,000	0.40	136	8,132,250	3.32	1,127
2053	7,155,250	2.92	991	975,750	0.40	135	8,131,000	3.32	1,127
2054	7,155,750	2.92	991	976,500	0.40	135	8,132,250	3.32	1,127
<b>TOTAL PROJECTED COST</b>	<b>228,186,801</b>			<b>29,282,000</b>			<b>257,468,801</b>		

### ASSUMPTIONS:

- \* Based on cash flow provided by Skanska (OPM).
- \* Based on amortization schedules provided by Hilltop Securities Inc.
- \* Interest rates are estimated and subject to change.

- \* Tax rate impact assumes no growth in assessed value over the life of the bonds.
- \* Tax rate impact assumes the average home value will remain constant over the life of the bonds.
- \* Bonds issued on a level debt service basis.