

# East Longmeadow HS Building Project



## Community

## Forum #7

October 19, 2023

## Topics of Discussion

- Introduction
- The Projects
- MSBA Grant
- Feasibility Study Report
- Project Cost
- Tax Impact
- What Happens After
- Q & A



# 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, Town Accountant and Town Finance Director

TOM CHRISTENSEN, Town Manager

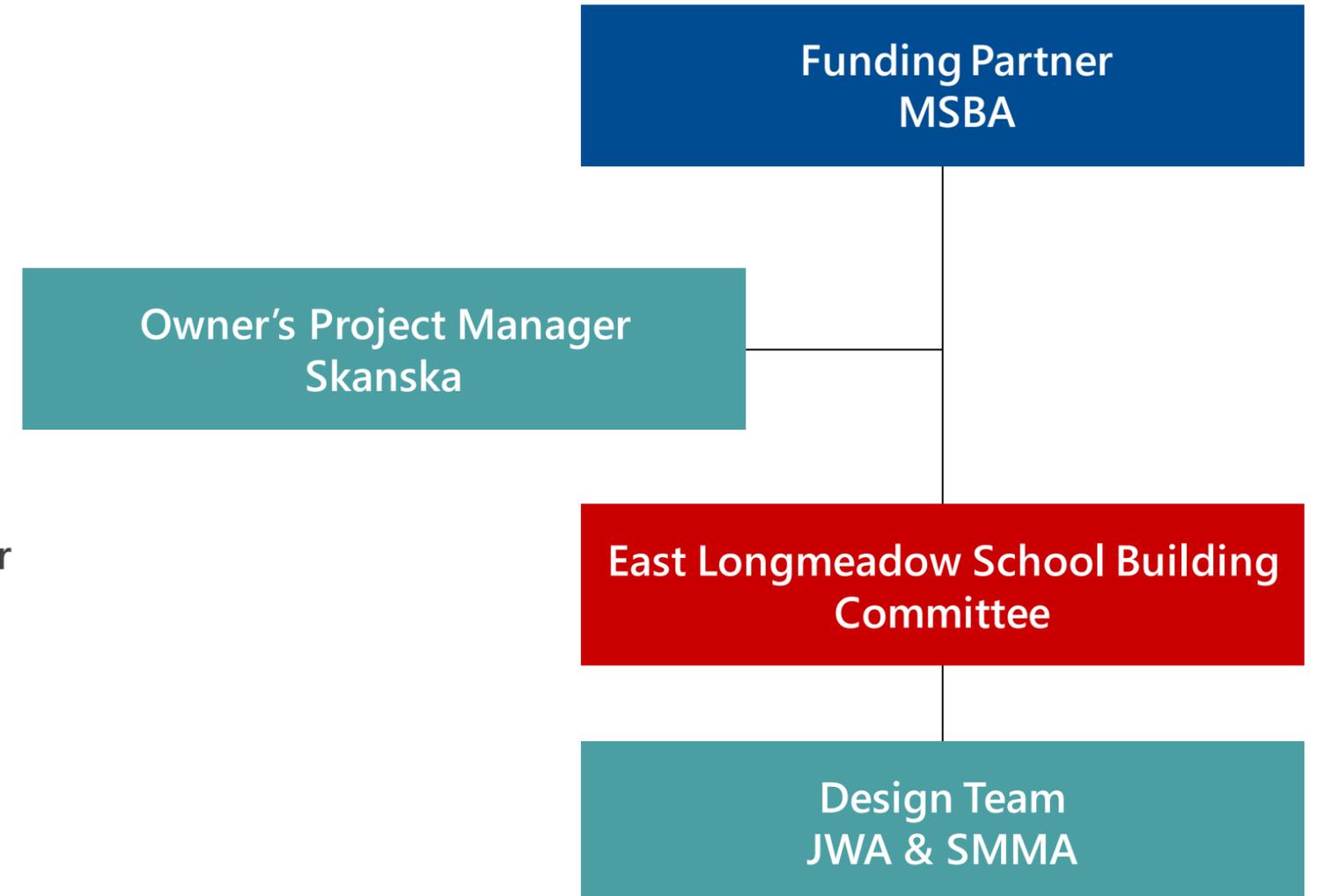
ELIZABETH MARSIAN-BOUCHER, Community Member

GREGORY THOMPSON, School Committee Member

BRUCE FENNEY, Superintendent of East Longmeadow DPW

DANIELA LABARRE, School Psychologist and Faculty member

RYAN QUIMBY, Town IT Director



# Proposed Site Plan

Safer site circulation and parking

Separate parent and bus circulation, pick-up and drop-off locations

Discontinued use of Norden access

Outdoor learning spaces, outdoor dining and early education play area

Two new softball fields

Reconstructed baseball fields and multi-sport athletic fields

Six tennis courts and two basketball courts with lighting





Arrival/Entry



South Terrace



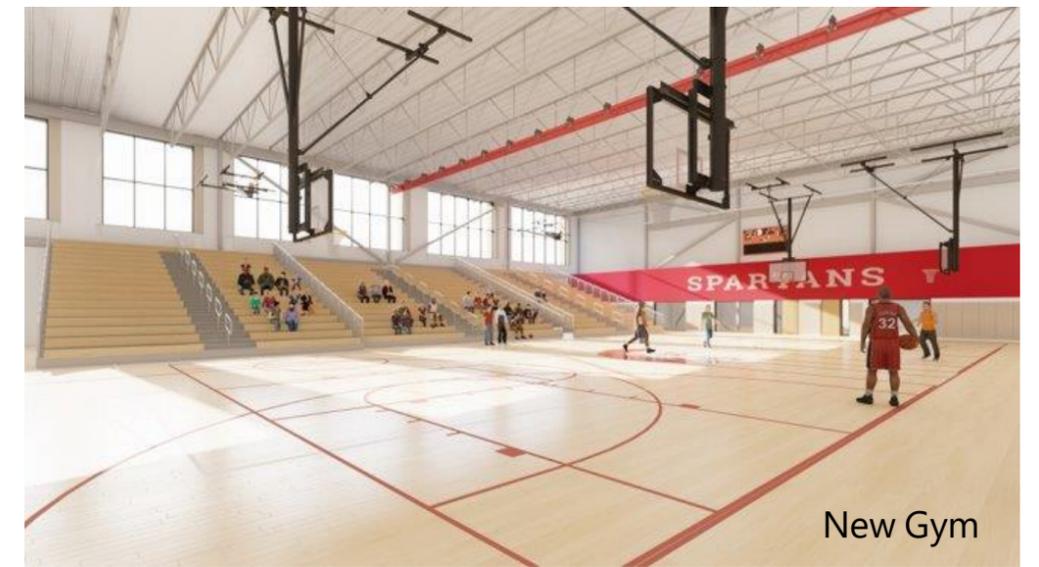
Outdoor Classroom



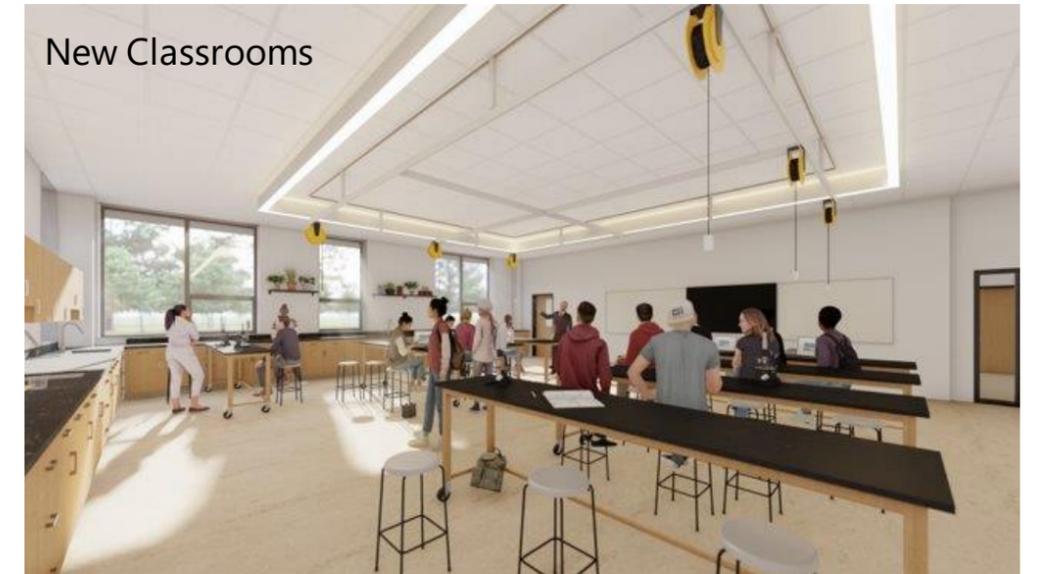
Community Pool Building



Entry Lobby/Commons



New Gym



New Classrooms



New Community Pool Building

# Current Floor Plans by Program



FIRST FLOOR



SECOND FLOOR

- |  |   |  |
|--|---|--|
|  DISTRICT OFFICES       |  CIRCULATION               |  HANDS-ON STUDIOS |
|  CORE EDUCATIONAL SPACE |  SPECIAL EDUCATIONAL SPACE |  MUSIC/ARTS       |
|  ATHLETICS              |  MEDICAL                   |  CUSTODIAL        |
|  RESTROOMS              |  ADMIN/GUIDANCE            |  UTILITY          |
|  DINING/FOOD SERVICE    |  TOWN IT/ELCAT             |  |

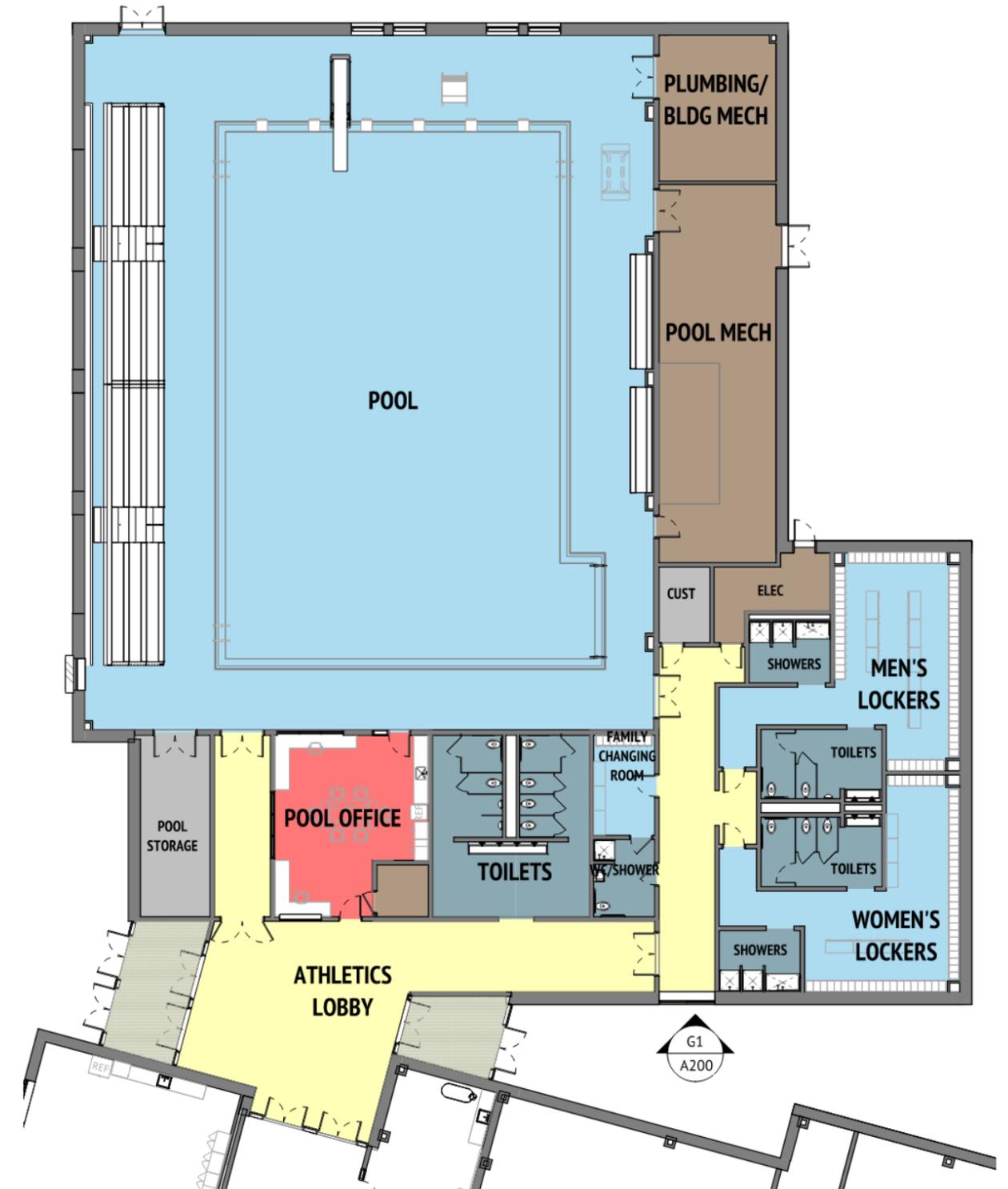
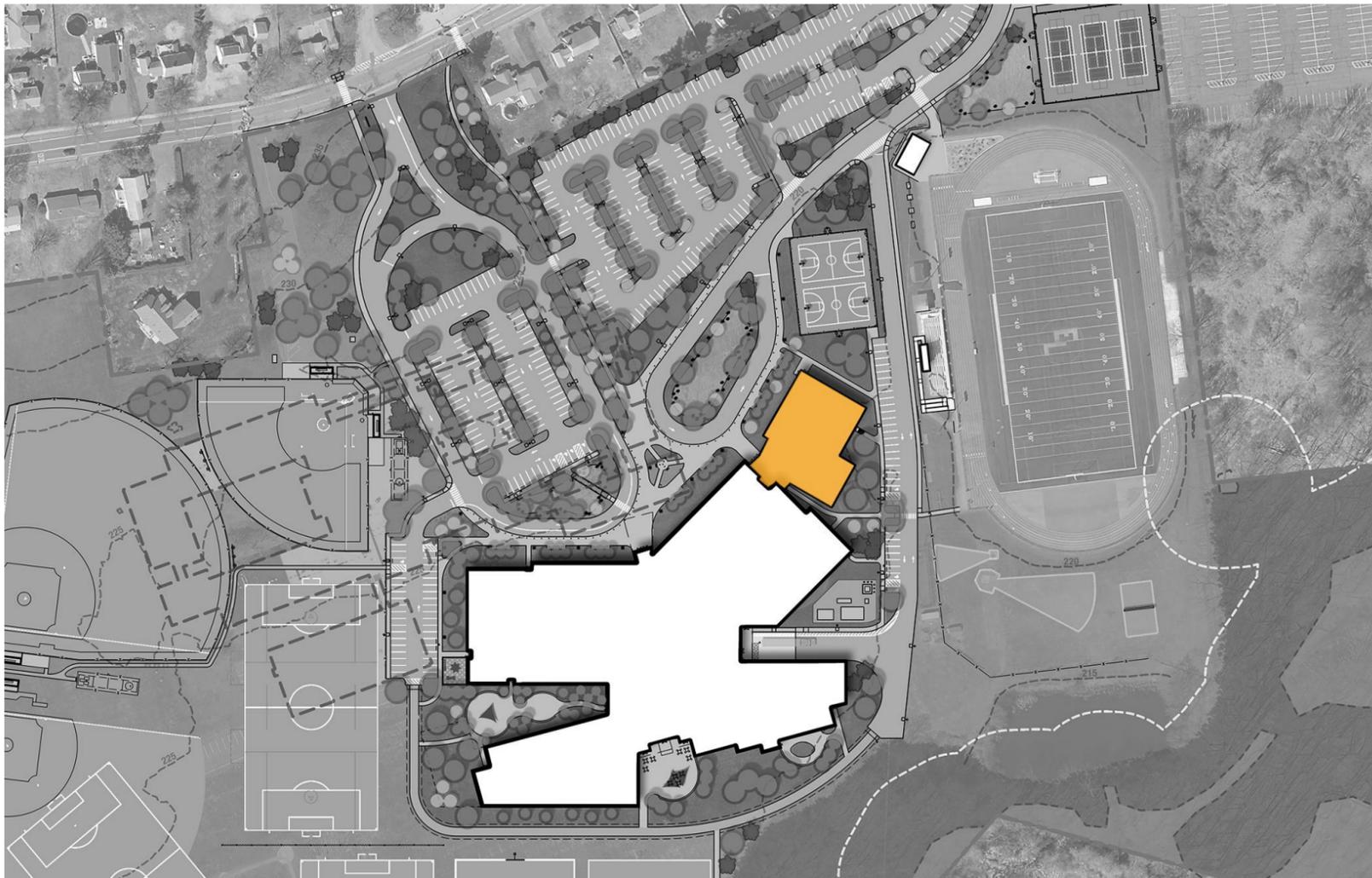


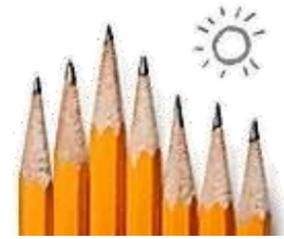
# Educational Advantages

- Better teaching spaces
- More inclusive and student-centered
- More collaboration and support spaces for throughout (Universal Design for Learning)
- Updated teaching technology, infrastructure, furniture and finishes.
- Reinvestment in enrichment programs including art, drama, music, PE and hands-on learning spaces
- Updated and larger Gym (Two full-size courts with roll-down divider curtain)
- Clear and secure community entrance and updated security systems and plans
- Alternative PE space and SPED spaces
- Updated, multipurpose Auditorium
- New press box, concessions, and restrooms near stadium
- 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
- Improved recreational fields for community
- New community 6 lane pool building

# Separate Pool Building

- New 6 lane pool will serve community & school
- Separate and secure entry – controlled access between pool and school
- Can be used while school is in session
- Can host larger meets





## 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.

# Outline of Core Project Feasibility Study Steps

Establish Committee

Write High School Educational Plan

Determine Space Needs

Exploring at least **3** Options  
("Repair"/ "Renovation"/ "New")

Narrowing to **1** Option

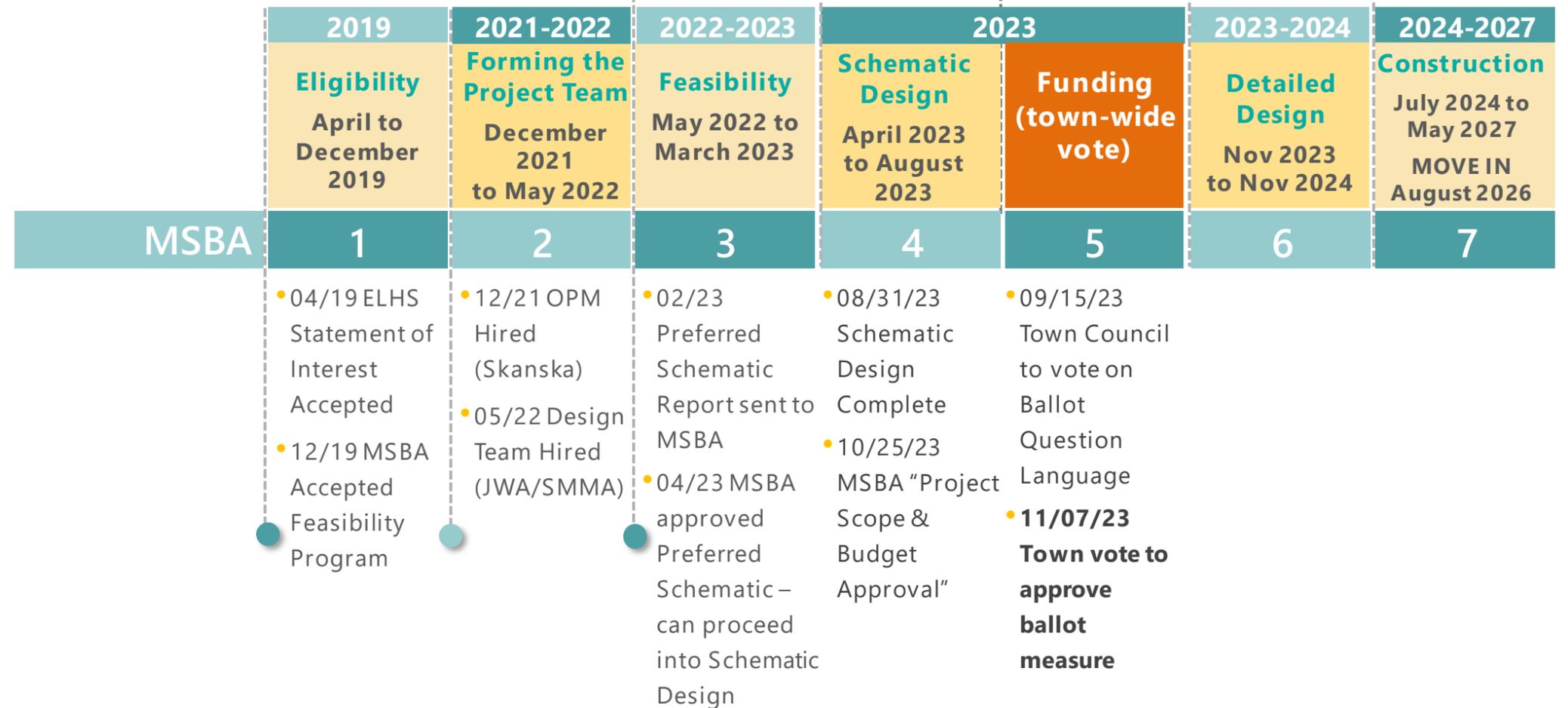
Develop Schematic Design

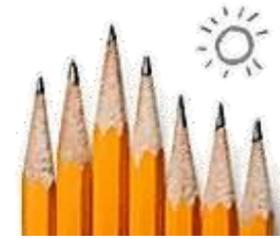
Develop Cost Estimate

Develop Scope & Budget Agreement

Vote to Approve Borrowing

**Current  
Point of  
Project**





## What are the initial requirements to receive a grant from the MSBA?

Complete a Comprehensive **Feasibility Study** in collaboration with the MSBA to determine the most fiscally responsible and educationally appropriate long-term solution.

East Longmeadow School District initially applied to the MSBA Core Grant Program in 2014 and was finally accepted into the program in 2019.

The Feasibility Study Phase began June 23, 2021

# Side-by-Side Comparison of Options and Proposed Project



**OPTION 3C**  
New School

PROJECT COST  
**\$177.5M**

GRANT AMOUNT  
**\$63M**

DETERMINED LOCAL SHARE  
**\$114.2M**



**OPTION 1**  
Base Repair

PROJECT COST  
**\$115-120M**

ESTIMATED GRANT  
**None**

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



**OPTION 2C**  
Add/Reno

PROJECT COST  
**\$170-175M**

ESTIMATED GRANT  
**~\$55M**

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



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

PROJECT COST  
**\$180-185M**

ESTIMATED GRANT  
**~\$55M**

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

# Base Repair/Code Upgrade – PRIORITY COST CONCERNS

**Some costs are to upgrade systems that are beyond their useful life**

Demo & Hazardous Materials	\$4.9M
Electrical Upgrades	\$6.4M
Mechanical Upgrades	\$15.2M
Roofing Upgrades	\$5.5M
Plumbing Upgrades	\$4.9M

**Total Estimated Construction Cost  
\$98,824,007**

**Total Estimated Project Cost  
\$115-120M**

**Some costs are to meet code, safety and accessibility standards**

Fire Protection	\$1.5M
Cladding/Insulation	\$7.4M
Interior Repair and Replacement (including interior accessibility)	\$7.5M
Site Work (including accessibility)	1.5M

**Base Repair/Code Upgrade was reviewed but was not carried forward for schematic design**

# Summary of Estimated Construction Costs – NEW (10/25/23)\*

	School Project		Pool Project	Combined	
Building Costs – Estimated Trade Costs	\$ 92,281,626		\$ 10,776,398	\$ 103,058,024	
Sitework – Estimated Trade Costs	\$ 21,971,645		\$ 265,027	\$ 22,236,672	
Design Contingency & Escalation	\$ 15,129,175		\$ 1,402,261	\$ 16,531,430	
General Conditions & Overhead	<u>\$ 18,155,467</u>		<u>\$ 1,553,850</u>	<u>\$ 19,709,317</u>	
<b>Total Estimated Construction Cost</b>	<b>\$ 147,537,913</b>		<b>\$ 13,997,536</b>	<b>\$ 161,535,443</b>	
Other Project Costs (Design & OPM fees, 3 <sup>rd</sup> party Testing, Furniture, Equipment, Contingencies, Etc.)	<u>\$ 29,922,739</u>		<u>\$ 2,798,000</u>	<u>\$ 32,720,738</u>	
<b>Approximate Project Costs</b>	<b>\$ 177,460,652</b>		<b>\$ 16,795,536</b>	<b>\$ 194,256,181</b>	
<b>MSBA Reimbursement ("The Grant") – REVISED</b>	<del>\$ 63.2 M</del>	<b>\$ 82,338,081</b>	<b>N/A</b>	<del>\$ 63.2 M</del>	<b>\$ 82,338,081</b>
<b>Approximate Town Costs</b>	<del>\$ 114.2 M</del>	<b>\$ 95,122,571</b>	<b>\$ 16,795,536</b>	<del>\$ 131.1 M</del>	<b>\$ 111,918,107</b>

\*At the October 25, 2023, Board of Directors Meeting, the Massachusetts School Building Authority (MSBA) increased their Project Funding Limits Policy, reducing the Town share of the East Longmeadow High School (ELHS) Project by \$19 million. This table has been updated to reflect the update.

Note: East Longmeadow's share cannot increase without local approval

# Summary of Est. Tax Impacts – 30-year loan – **NEW (10/25/23)\***

	School Project	Pool Project	Combined
<b>Approximate Town Costs</b>	<del>\$114.2 M</del> <b>\$95,122,571</b>	<b>\$ 16,795,536</b>	<del>\$ 131.1 M</del> <b>\$111,918,107</b>
<b>Estimated Tax rate Impact Per \$1,000 Assessed Value</b>	<del>~\$2.90-\$3.06 / year</del> ~\$2.39-\$2.56 / year	~\$.45 / year	<del>~\$3.36-\$3.51 / year</del> <b>~\$2.83 - \$3.00 / year</b>
<b>OR – Put another way...</b>			
<b>Estimated Tax Impact on “Average Single-Family Home” (Assessed Value)</b>	<del>~\$990 – \$1,040 / year</del> ~\$811 – \$868 / year	~\$152 / year	<del>~\$1,145 – \$1,190 / year</del> <b>~\$963 - \$1,020 / year</b>

<b>2023 Average Assessed Single Family Home Value</b>	\$ 339,811
<b>2023 Average Single Family Tax Bill</b>	\$ 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 does not account for increased assessed property 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

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# Ballot Language for Debt Exclusion Approval

## **QUESTION 1: This one is for the High School ONLY**

Shall the Town of East Longmeadow be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to pay costs of designing, constructing and equipping a new high school to be located at 180 Maple Street, East Longmeadow, including the payment of all costs incidental or related thereto?

## **QUESTION 2: This one is for the Pool ONLY**

Shall the Town of East Longmeadow be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to pay costs of designing, constructing, and equipping a new natatorium to be located at East Longmeadow High School 180 Maple Street, East Longmeadow, including the payment of all costs incidental or related thereto?

- Per Mass. General Law, project cost and tax impact information cannot be posted on the ballot.
- If Question #1 (High School) fails, then Question #2 (Pool Building), fails by default.

## What is a Debt Exclusion Vote

**A debt exclusion is a means of funding a particular capital project(s) with a temporary increase in the town's levy limit.**

**A debt exclusion requires voter approval.**

Please see ELCAT's informational video on Debt Exclusions for more information.



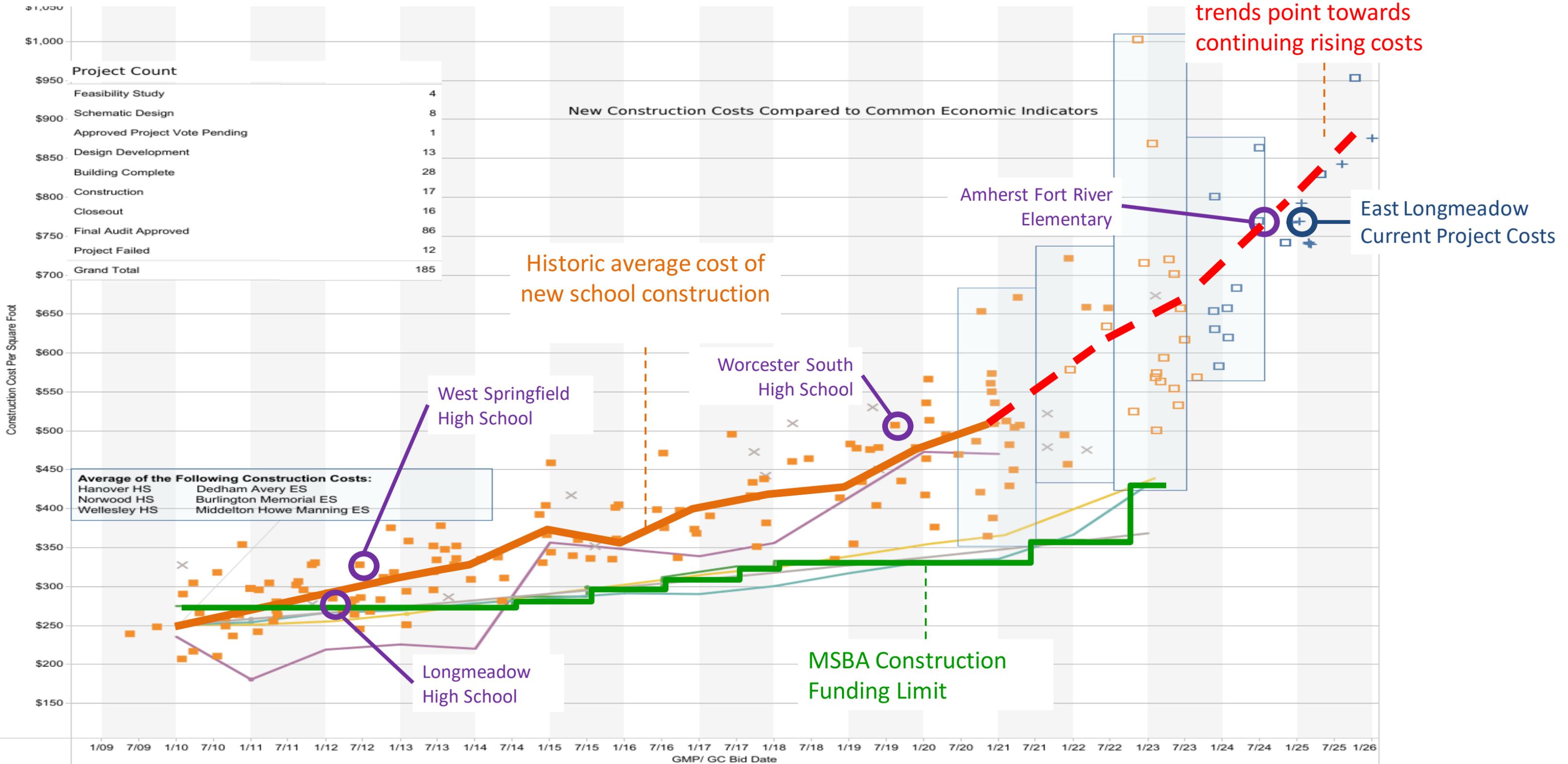
# What happens if the town votes No?

In the event that a school district fails to approve funding for a feasibility study, by no later than 10 business days following the failed vote, the school district must submit to the MSBA a plan that: (1) presents the vote results, (2) explains the school district's understanding of the reason(s) for the failed vote, and (3) sets forth the school district's plan to remedy the failed vote and a suggested timeline for such a remedy. The MSBA will review the plan and determine whether it can continue to set aside MSBA funds for the feasibility study. **However, a failed local vote likely will result in the school district being required to submit a new Statement of Interest to the MSBA and await a second invitation from the MSBA to enter the feasibility study phase of the MSBA's process.**

*MSBA Policy Statement*

- Loss of access to \$63M MSBA grant.
- Continuing expenditures associated with building and site repairs, accessibility and code upgrades.
- Cost to perform the projects will continue to rise.
- Chance of acceptance back into the MSBA pipeline declines for many years.
- The MSBA does not reimburse for next feasibility study.
- A "base repair" option would have to be phased over several summers & would require multiple debt exclusion votes.
- Immediate repairs are needed - including roof, skylights and electrical systems.

# MA School Construction Costs Over Time



# Impact on school district if we vote NO?

- No improvements to the delivery of education
- More annual budget battles
  - Planning for piecemeal capital projects and debt exclusion votes
  - Plan for many "summer capital investment projects" – spaced over time
  - Plan for more student displacement/modulars over time
- Risks MSBA approval for re-entry to the Core Program
  - 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
- No improvements to "school-as-community resource"
- Potential reduction in property values
- Possible reduction in enrollment – more choice out
- Puts ELHS NEASC accreditation at risk



# 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:

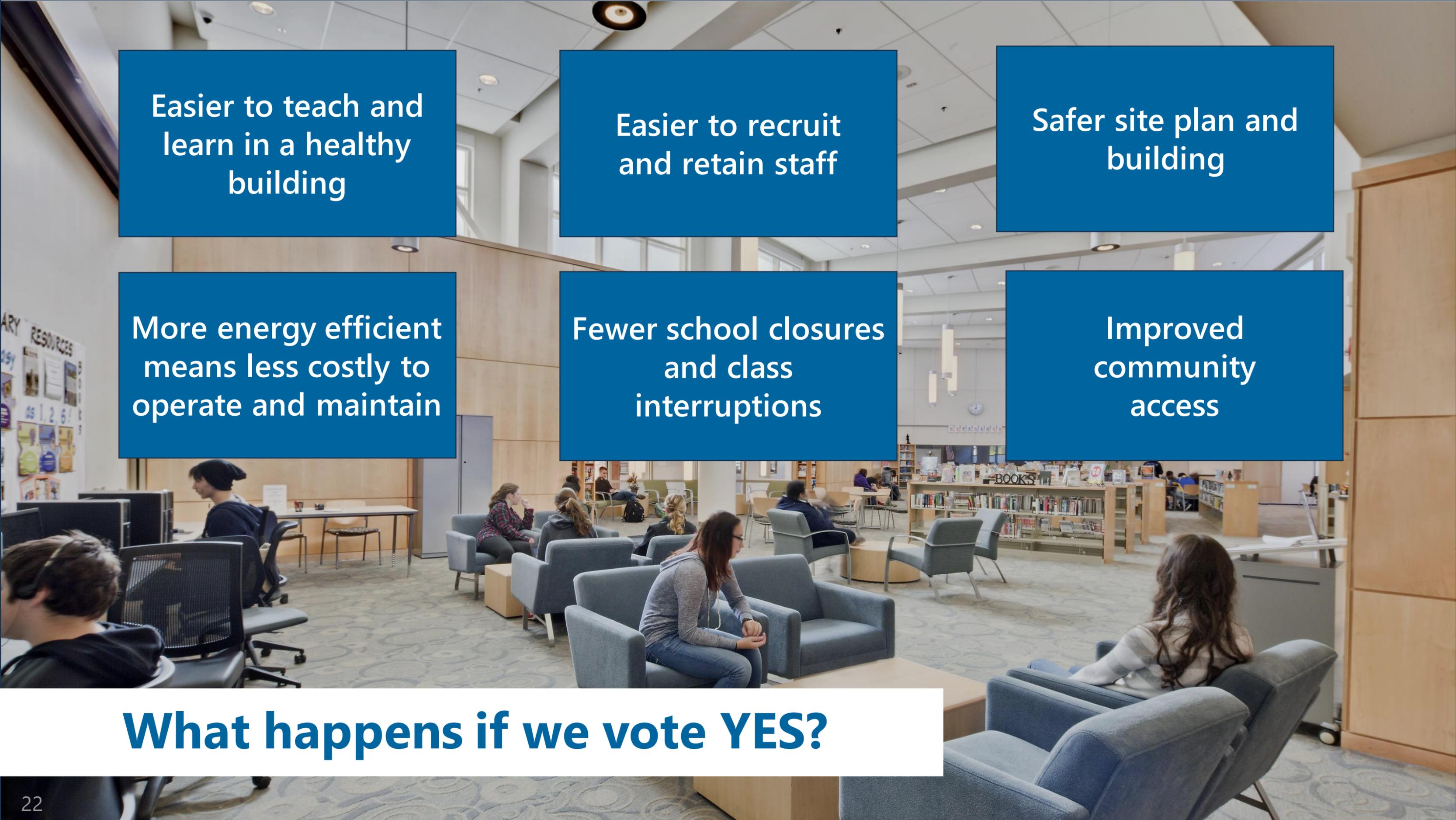
- Library / Media Center and Computer Room carpet replacement

## 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:

- Major changes to classrooms sizes
- Major changes to interior organization and circulation
- Major improvements to Science Labs
- Accessibility upgrades (interior and exterior)
- Addition of fire protection 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



Easier to teach and learn in a healthy building

Easier to recruit and retain staff

Safer site plan and building

More energy efficient means less costly to operate and maintain

Fewer school closures and class interruptions

Improved community access

**What happens if we vote YES?**

**Vote: November 7th**

*If project passes*

**Construction starts: Fall 2024**  
**Move-in: Summer 2026**  
**Project Completion: Fall 2027**



**The future for ELHS is now!**





**Vote 11/7**

**Birchland Park**

**Middle School**

**7am – 8pm**

**Early Voting at Library**

**Oct. 28 – Nov. 3**

**If project passes**

**Construction starts: Fall 2024**

**Move-in: Summer 2026**

**Project Completion: Fall 2027**

**JWA**  
JONES WHITSETT  
ARCHITECTS

**SMMA**



Thank you!



**JWA**  
JONES WHITSETT  
ARCHITECTS

**SMMA**