Agenda:

• Introductions
• The Feasibility Study Process
• Proposed Site Plans
• Proposed Floor Plans
• Costs & Schedule
SCHOOL BUILDING COMMITTEE

• Mark Hawke, Mayor, Chair
• Mark Pellegrino, Superintendent, Vice-Chair

• Wayne Anderson, Dir. of Facilities
• Ashley Chicoine, Teacher
• Ronald Cormier, City Council
• Jennifer Dymek, Purchasing
• David Fredette, Principal
• Catherine Goguen, Academic Officer
• Robert Hankinson, Citizen

• Heidi Jandris, Citizen
• Earl Martin, Principal
• Jennifer Pelavin, School Comm.
• Robert Swartz, School Comm.
• Christina Thomas, Teacher
• Joyce West, Pupil Services
• April Yu, Business Manager
**MSBA is the state authority that administers and funds a program for grants for Massachusetts school projects**

**MSBA mandates a multi-step rigorous study and approval process**

**MSBA will reimburse all *Eligible* Costs.**

- Examples of *Ineligible* Costs include:
  - Site Costs over 8% of construction costs
  - Building Costs over $333/sf
  - Removal of asbestos floor tiles
  - Costs associated with modular classrooms
  - Site acquisition costs
  - FFE/Technology Costs over $2,400/Student
THE NEED – WATERFORD STREET SCHOOL

• Aged, outdated electrical & plumbing systems

• Does not meet current educational needs
  • Classrooms are too small – Pre-K and Kindergarten are 25% under state guidelines
  • Building designed and sized for middle school students
  • Students with disabilities have makeshift accommodations
  • Not fully handicapped accessible
  • Doesn’t work for 21st century learning & teaching
THE NEED – ELM STREET SCHOOL

• Aged, outdated electrical & plumbing systems
• Does not meet current educational needs
  • Classrooms are too small – many are 45% under state guidelines
  • Building designed and sized for high school students
  • Students with disabilities have makeshift accommodations
  • Not fully handicapped accessible
  • Doesn’t work for 21st century learning & teaching
June 12 – Elm teachers & staff
June 14 – Waterford teachers & staff
June 18 – SBC & Community Leaders
July 17 – Leadership Team
August 28 – All teachers and staff

- Discussed 21st C Learning Goals
- Reviewed Design Pattern Examples
- Performed Strengths, Challenges, Opportunities, and Goals (SCOG) Exercise
- Developed Priorities for Gardner
1. School as Community Resource
2. 21st Century Teaching & Learning
3. Learning Communities
4. Healthy & Sustainable School
5. Outdoor / Nature Connections
FEASIBILITY STUDY: EXPLORING OPTIONS

Three Possible Sites:
1. Waterford Street
2. Elm Street
3. Middle / High School Site (Pearl Street)

Two Possible Grade Configurations
1. Pre-K – 1st Grade 365 (+80) students
2. Pre-K – 4th Grade 925 (+80) students

Six Options:
1. Waterford Street up to code
2. Add/Reno PK-1 @ Waterford
3. New PK-1 @ Waterford
4. Add/Reno PK-4 @ Elm
5. New PK-1 @ Middle/High
6. New PK-4 @ Middle/High
Advantages of a New PK-4 at Pearl Street

- Supports district long-term plan - one 21st century building for all PK-4 students
- Unites all elementary administrators & specialists in one building
- More design flexibility by building new
- Connects to Middle/High campus
- Provides natural setting for learning, which is proven to foster better results
- Relieves traffic and congestion from existing neighborhoods
- Provides more spaces for community use
WHY A PRE-K TO GRADE 4 FACILITY?

- Equitable access to 21st century education
- Eliminates moving students from school to school – fewer transitions
- Technology to support 21st century college and career readiness
- Resources to better support students with disabilities
- Opportunity for staff to collaborate and share ideas and resources
- Opportunities for older students to mentor younger students
- Improved instructional spaces for Art and Music
- Least expensive when considering dollars/student
- Addresses all of Gardner’s elementary students needs at once
The proposed elementary school will not degrade traffic conditions along Pearl Street.

TRAFFIC STUDY RECOMMENDATIONS

- Enforce posted speed limit on Pearl Street
- Establish a 20 mph School Zone on Pearl Street
- Relocate three utility poles for improved line of sight
- Tree trimming and brush control along north side of Pearl Street
- Include a right-turn only bay for those exiting the school site onto Pearl Street
- Include a left-turn only lane on the eastbound Pearl Street approach
- Move existing crosswalk to Dunn State Park to the east side of the proposed intersection
- Extend sidewalk to city bus stop at Smith Street and Pearl Street
PRELIMINARY SITE PLAN & SITE ANALYSIS
CROSS SECTION THROUGH SITE & SKETCH OF ARRIVAL LANDSCAPE
WHAT CAN OUTDOOR LEARNING & PLAY LOOK LIKE?
WHAT CAN A NEW SCHOOL FEEL LIKE INSIDE?
WHAT CAN A NEW SCHOOL FEEL LIKE OUTSIDE?
### ESTIMATED CONSTRUCTION & PROJECT COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tr>
<td><strong>New PK-4 School at Pearl Street</strong></td>
<td><strong>145,750 sq ft</strong></td>
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<td>New School – Estimated Trade Costs</td>
<td>$41,500,000</td>
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<tr>
<td>Sitework – Estimated Trade Costs</td>
<td>$8,100,000</td>
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<tr>
<td>Contingencies and Escalation</td>
<td>$8,300,000</td>
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<td>General Conditions &amp; Overhead</td>
<td>$7,400,000</td>
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<td><strong>Total Estimated Construction Cost</strong></td>
<td><strong>$65,300,000</strong></td>
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<tr>
<td>Approximate Construction Cost</td>
<td>$65 – 69 million</td>
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<tr>
<td>Other Project Costs (Fees, Contingencies, Etc.)</td>
<td>$18 - 20 million</td>
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<td><strong>Approximate Project Costs</strong></td>
<td><strong>$83 – 89 million</strong></td>
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<td><strong>Approximate MSBA Reimbursement</strong></td>
<td><strong>$48 – 52 million</strong></td>
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<td><strong>Approximate City Costs</strong></td>
<td><strong>$36 – 40 million</strong></td>
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CURRENT MSBA PROJECTS
COST COMPARISON

*In Construction*
*In Design*
*Development / Construction Documents*
*In Schematic Design*

Waltham High School
$742/sf

Wareham Minot Forest
$450/sf

Springfield Brightwood School
$446/sf

Gardner Waterford St.
$448/sf

http://info.massschoolbuildings.org/TabPub/TableauCostData.aspx
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<tr>
<td>Statement of Interest</td>
<td>Invited into MSBA process</td>
<td>Hire OPM &amp; Designer</td>
<td>Feasibility / SD</td>
<td>MSBA Approves Budget</td>
<td>Council Vote</td>
<td>Design &amp; Bid</td>
<td>Construction</td>
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- **August 2019**: Feasibility / SD
- **Aug - Nov 2019**: Design
- **Summer 2022**: Construction
- **Fall 2022**: Closeout
WHY ACT NOW?

• Gardner has not built a new school since the Middle School in 1996

• Gardner has not built a true Elementary School since the 1800’s

• Gardner base reimbursement rate is 80% of eligible costs – the highest rate allowed by the MSBA

• Including all reimbursable and non-reimbursable costs, MSBA will reimburse the city for approximately 60% of the project costs

• An opportunity to provide new facilities for the entire elementary school population

• Keep Gardner students in Gardner – reducing choice out & out of district placements

• PK-4 approach is most efficient in terms of square feet per student, as well as cost per square foot.
Thank You!

Schematic Design
City Council
Public Presentation

May 1, 2019

Gardner Public Schools