

Facilities Assessment Subcommittee Meeting

July 25, 2018

Tewksbury Elementary Schools

Tewksbury, Massachusetts



PROJECT MANAGEMENT **CBRE|HEERY**
Massachusetts School Building Authority

Flansburgh Architects

Design Options

Option 1

Grades
3 to 4

50% District-Wide

265 students

63,605 gsf

Schools Served

- Trahan Elementary

Option 2

Grades
3 to 4

100% District-Wide

525 students

106,451 gsf

Schools Served

- Trahan Elementary
- North Street Elem.

Option 3

Grades
2 to 4

100% District-Wide

790 students

139,457 gsf

Schools Served

- Trahan Elementary
- North Street Elem.
- Dewing Elementary
- Heath Brook Elementary

Educational Program - Key Considerations

- Shared Educational Experience
- Social Emotional Benefits
- Focus on Developmental Age
- More Streamline Curriculum
- Improved Support Network and Programs
- Student Transitions
- Impact on all Elementary Schools

Option 3A (Grades 2 through 4)

Advantages

- Allows for more cross-grade interactions and alignment
- Equity of experience and access
- Greater mentoring opportunities
- Smaller neighborhood clusters
- Maximizes SPED and ELL resources
- Campus resources for grades 2-6
- Fewer transitions
- Alleviates pressure & provides space at Dewing and Heath Brook
- Lowest construction cost per student

Disadvantages

- Larger school
- Grouping of various aged students
- Cultural and community identity

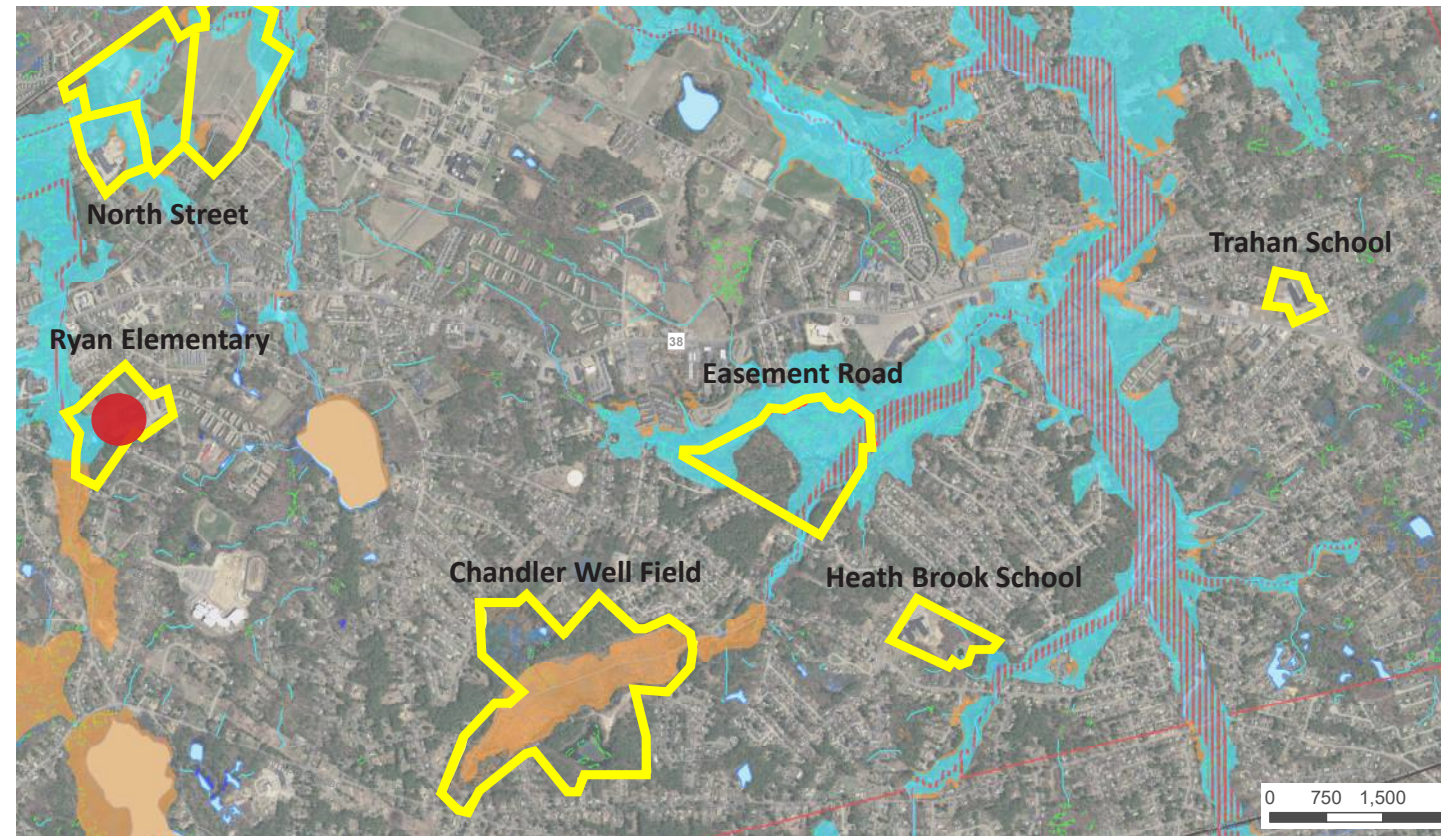
Grades Served

Grades:	PK	K	1	2	3	4
Dewing	●	●	●	●		
Heath Brook		●	●	●		
Trahan					●	●
North Street					●	●

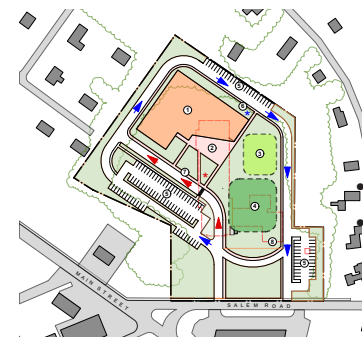
Site Selection

The study began with the evaluation of six sites considered for the project. Geographic location, buildable area, natural features, disruption to student/staff during construction were some of the factors discussed.

The Ryan Elementary School site was selected for its close proximity to the town center, opportunity for enhanced resources as part of an academic campus with the Ryan School, and available open building area.



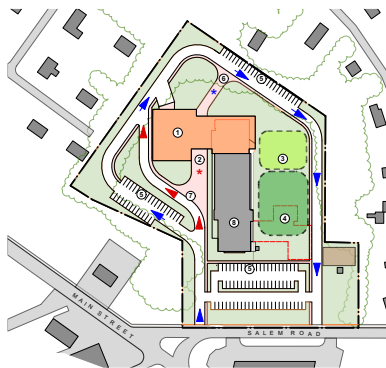
Design Options



OPTION 1A - NEW CONSTRUCTION Grades 3-4

Total Student Enrollment: 265 students (50% of 3-4)
Total Square Footage: 63,605 sf

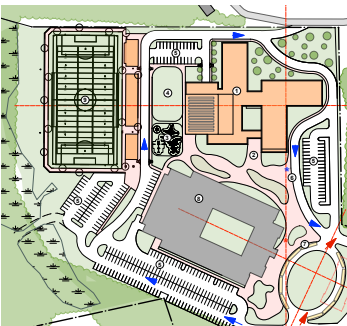
New school building on the Trahan Elementary School
Elementary schools remains within neighborhood



OPTION 1B - ADD/RENO Grades 3-4

Total Student Enrollment: 250 students (50% of 3-4)
Total Square Footage: 63,605 sf

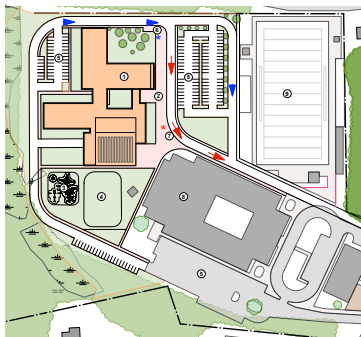
- New Addition to the existing Trahan Elementary School
- Existing to remain will require extensive renovations
- Elementary schools remains within neighborhood



OPTION 2A - ADDITION/RENOVATION Grades 3-4

Total Student Enrollment: 525 students (100% of 3-4)
Total Square Footage: 106,451 sf

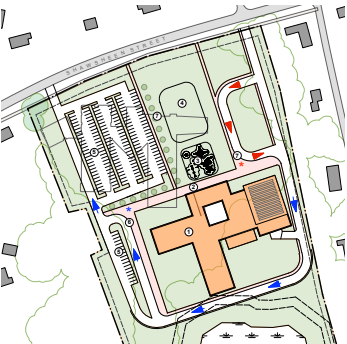
- One district-wide consolidated grades 3-4 elementary school
- New Elementary School on Ryan School campus
- 2nd grade remains at Dewing and Heath Brook



OPTION 2B - NEW CONSTRUCTION Grades 3-4

Total Student Enrollment: 525 students (100% of 3-4)
Total Square Footage: 106,451 sf

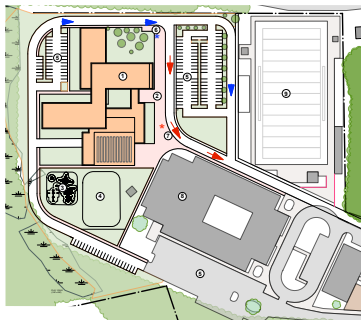
- One district-wide consolidated grades 3-4 elementary school
- New Elementary School on Ryan School campus
- 2nd grade remains at Dewing and Heath Brook



OPTION 2C - NEW CONSTRUCTION Grades 3-4

Total Student Enrollment: 525 students (100% of 3-4)
Total Square Footage: 106,451 sf

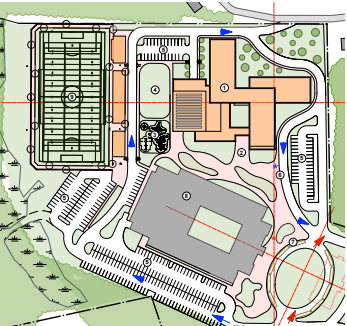
- One district-wide consolidated grades 2-4 elementary school
- New Elementary School at Heath Brook
- 2nd grade remains at Dewing
- 2nd grade must be relocated to North Street



OPTION 3B - NEW CONSTRUCTION Grades 2-4

Total Student Enrollment: 790 students (100% of 2-4)
Total Square Footage: 139,497 sf

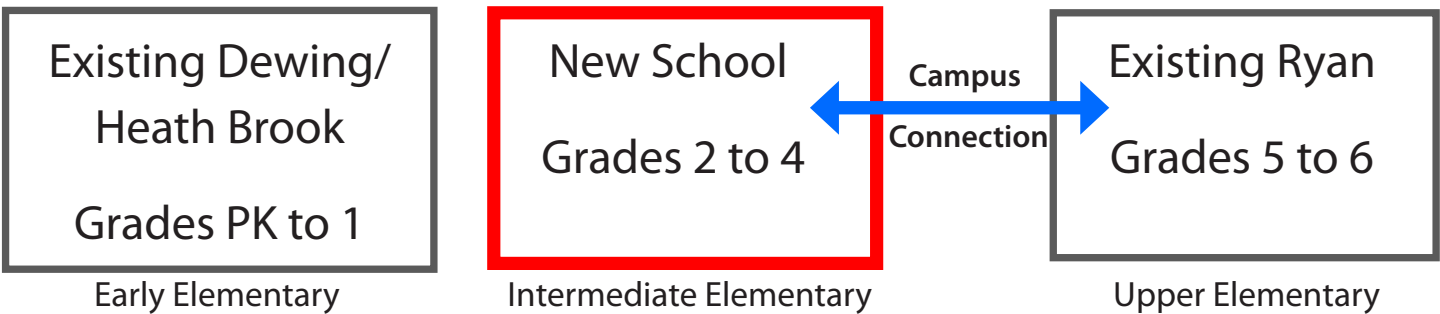
- One district-wide consolidated grades 2-4 elementary school
- New Elementary School on Ryan School campus
- Space alleviated at Dewing and Heath Brook



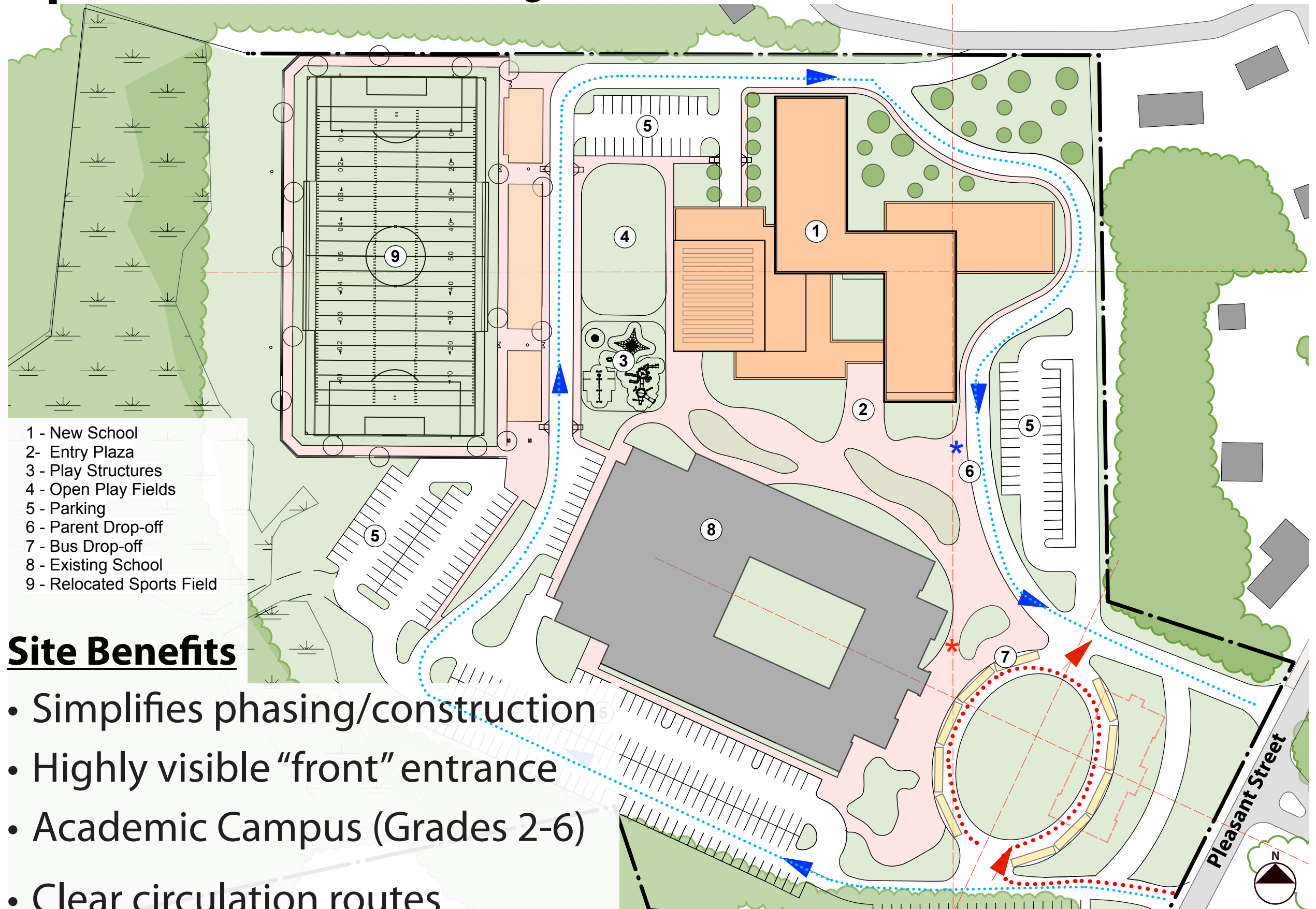
OPTION 3A - NEW CONSTRUCTION Grades 2-4

Total Student Enrollment: 790 students (100% of 2-4)
Total Square Footage: 139,497 sf

- One district-wide consolidated grades 2-4 elementary school
- New Elementary School on Ryan School campus
- Space alleviated at Dewing and Heath Brook



Option 3A (Grades 2 through 4)



Site Benefits

- Simplifies phasing/construction
- Highly visible “front” entrance
- Academic Campus (Grades 2-6)
- Clear circulation routes

Option 3A (Grades 2 through 4)

A. Neighborhood Response

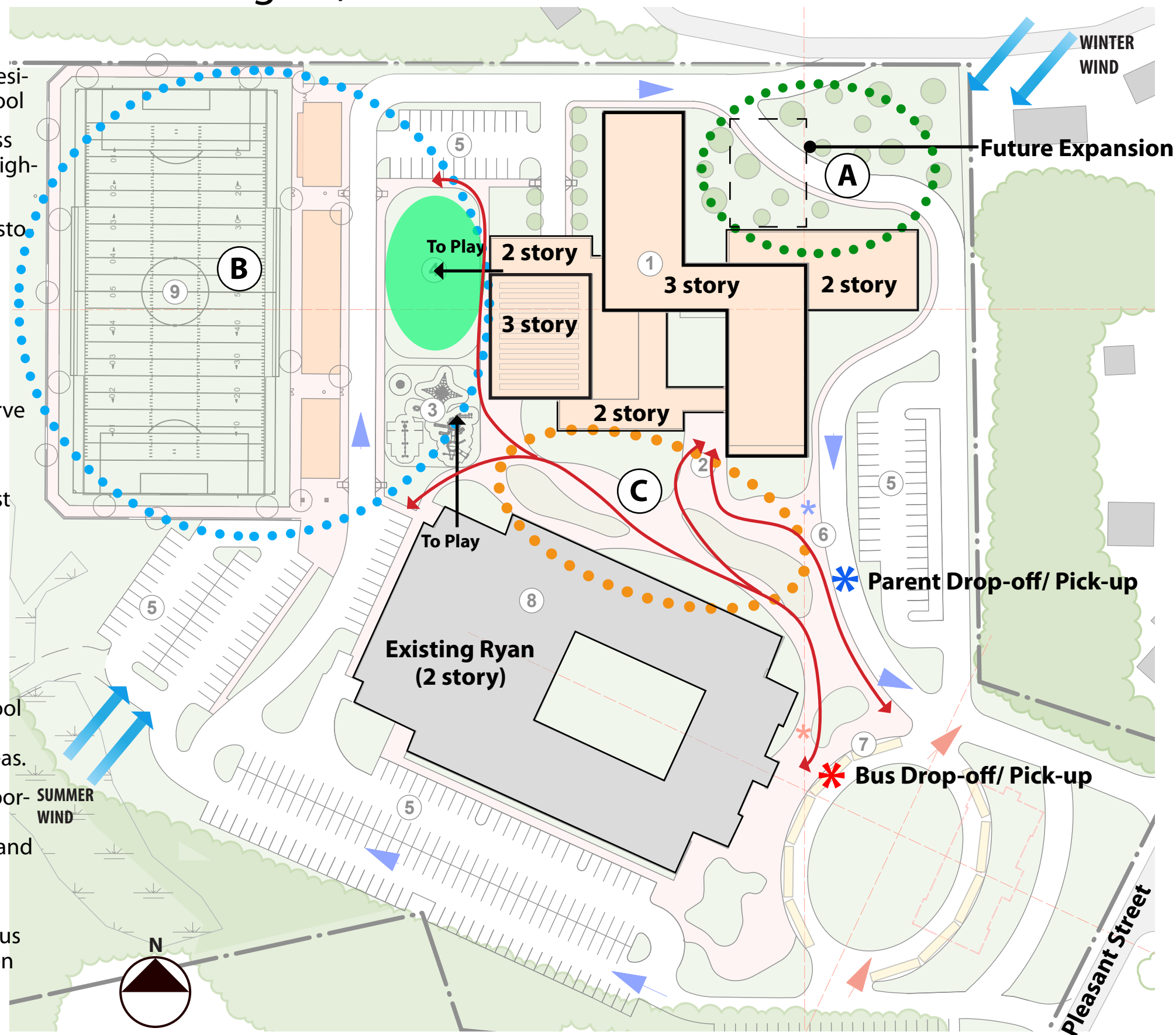
- Green space buffers between residential neighborhood and school
- Classroom wings, inherently less disruptive and inactive, face neighborhood
- Building massing reduces to 2-stories near neighbors

B. Community Play/ Athletics

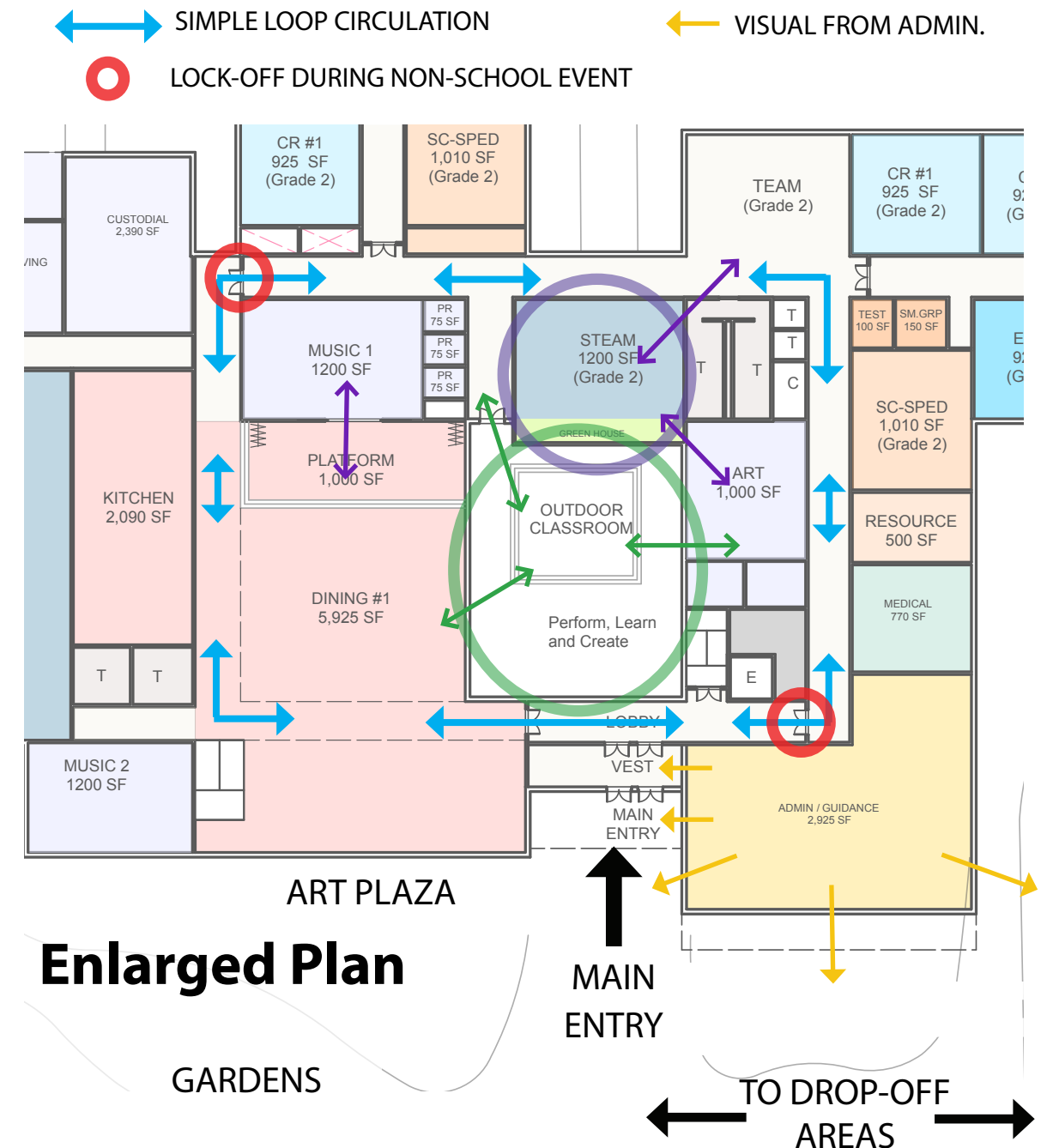
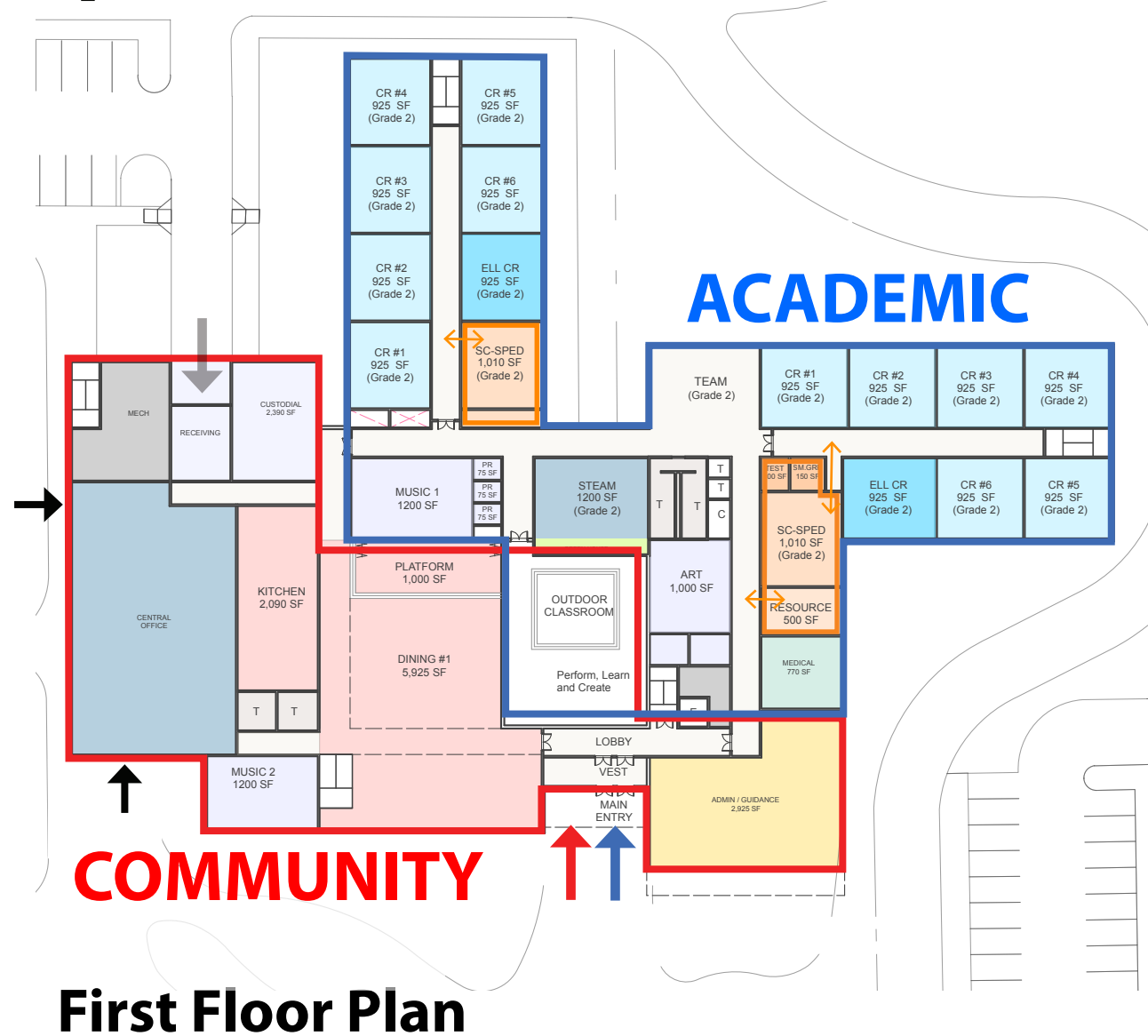
- Ryan School and New School (2-4) share play structure and open play area. Play area to serve Tewksbury community during non-school hours.
- New multi-purpose field to west benefits from campus parking serving the two schools
- Heavy wooded area to far west beyond fields and parking.

C. Campus Connection

- The Ryan School and New School (2-4) are connected by walking paths and outdoor learning areas.
- This outdoor area provides opportunity to celebrate Tewksbury's heritage with natural, cultural, and art sculpture gardens
- This area can provide covered walkways serving parent and bus drop-off/pick-up zones between the two schools



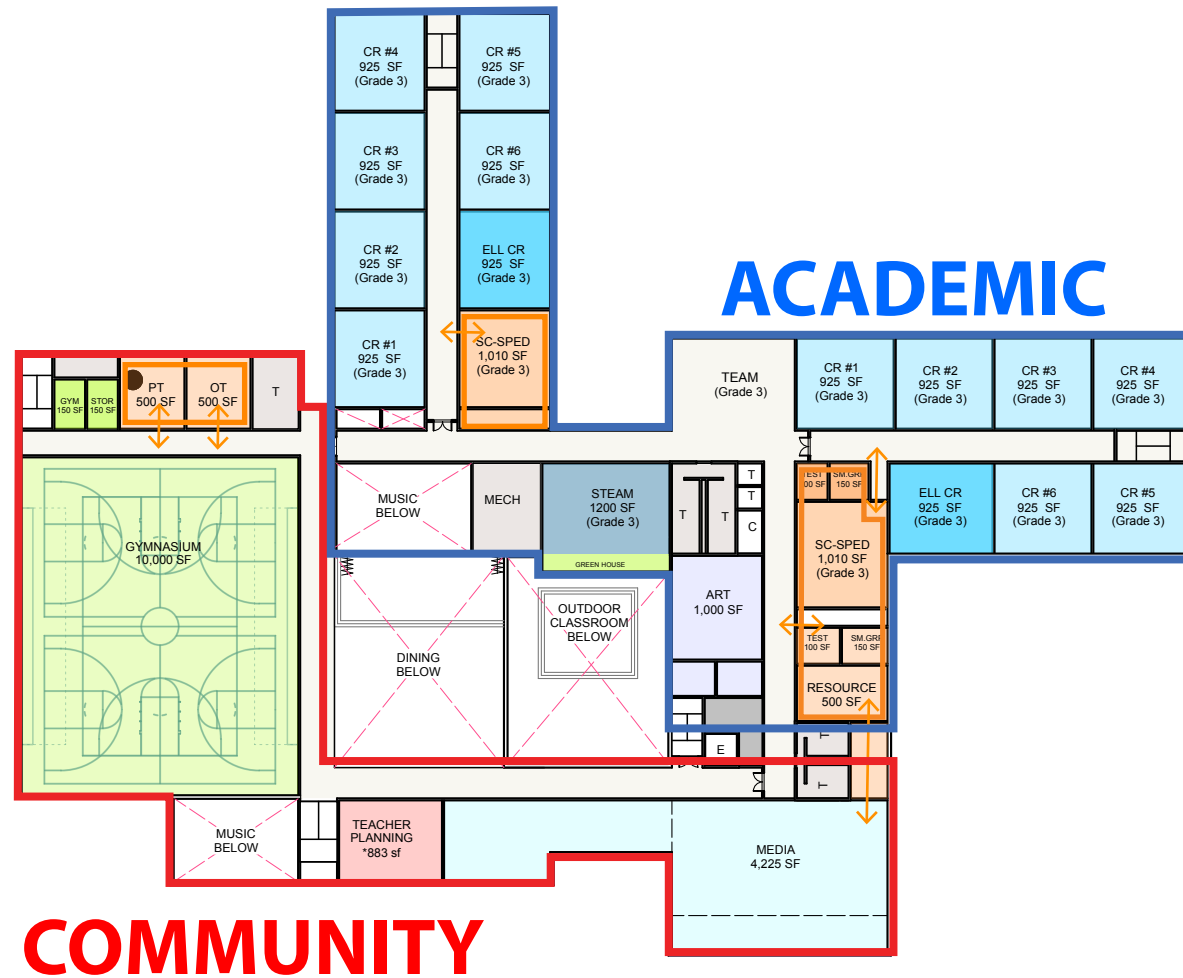
Option 3A (Grades 2 through 4)



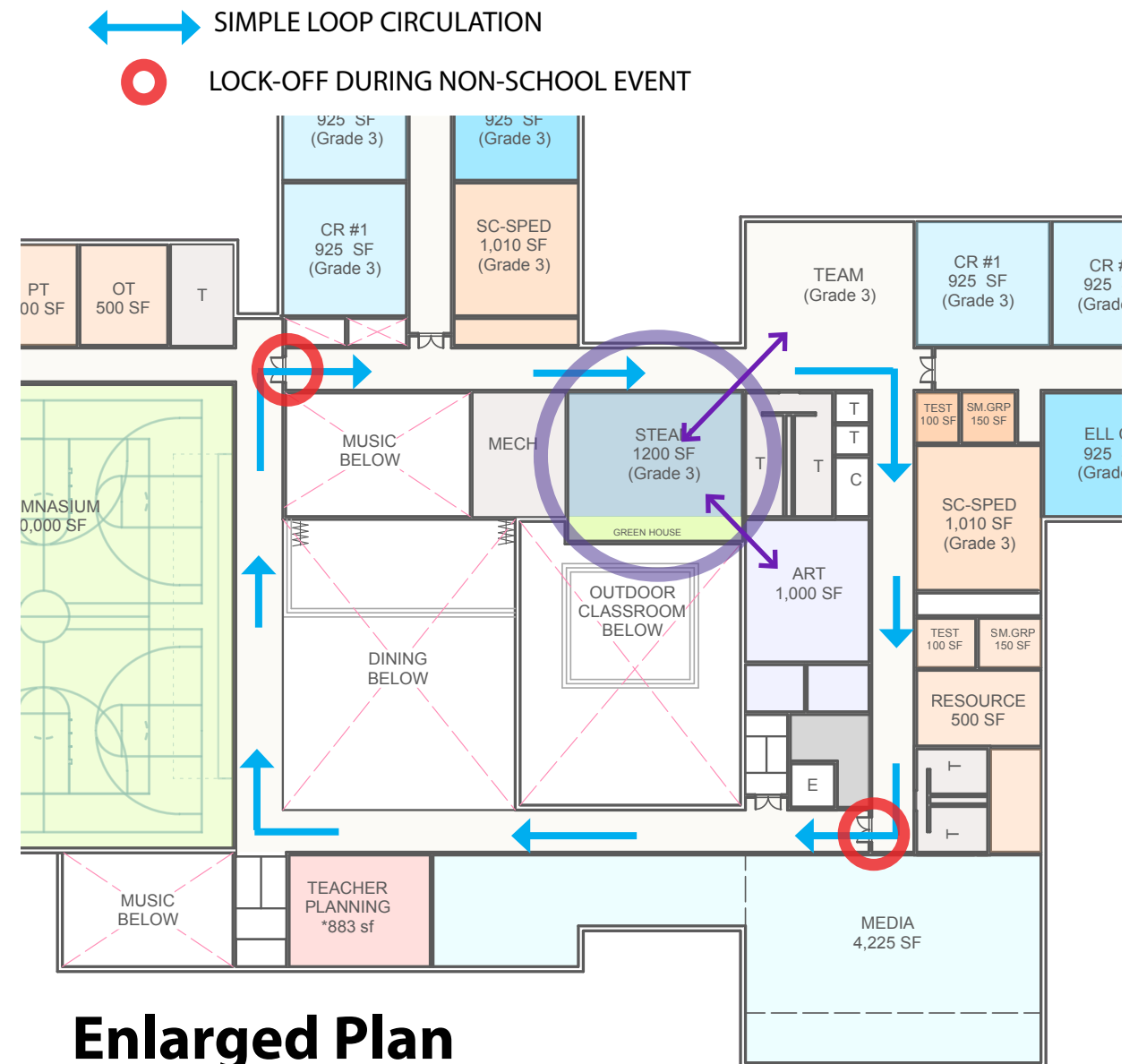
Programming Highlights

- Proper zoning between community and academic use spaces
- Connections to the outdoors for reception, gathering & learning
- Second grade located on the first floor for greater support

Option 3A (Grades 2 through 4)



Second Floor Plan

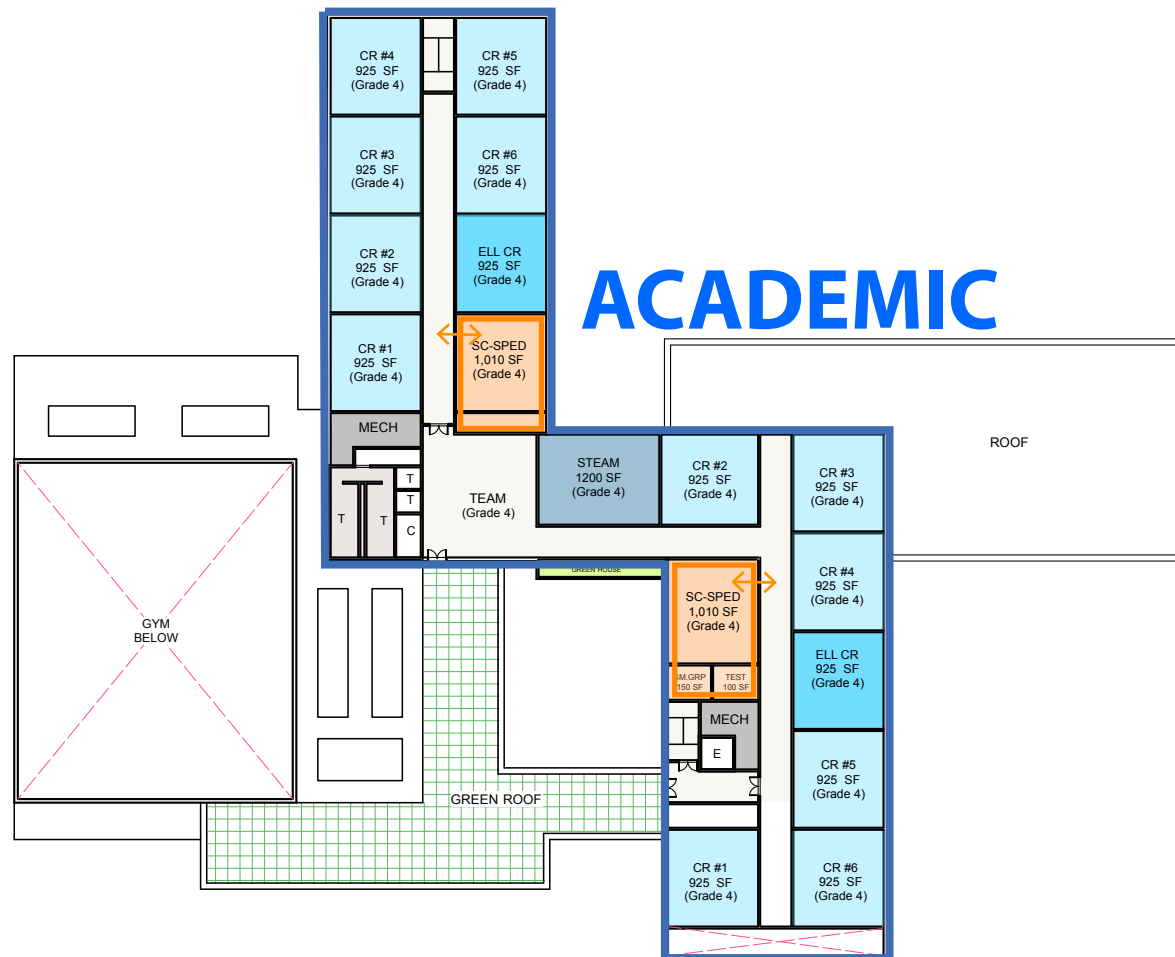


Enlarged Plan

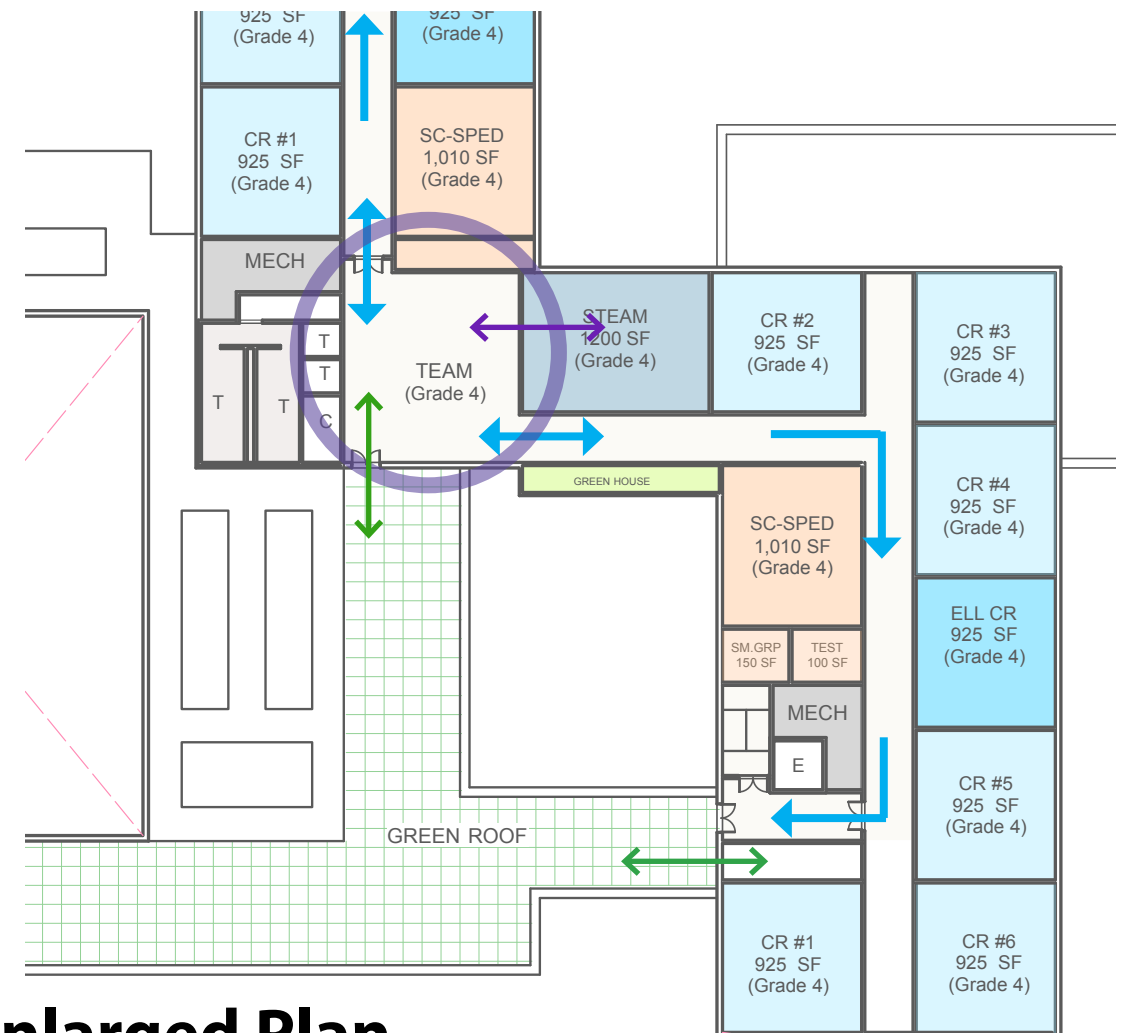
Programming Highlights

- Neighborhood clusters by grade to maintain grade level resources
- Gym (minimizing building footprint) and Media Center on 2nd Level (convenient access)
- Innovation cluster with STEAM (Project Space), Learning Commons, and Arts

Option 3A (Grades 2 through 4)



Second Floor Plan



Enlarged Plan

Programming Highlights

- Fourth grade stair access to Media Center below
- Team commons to foster collaboration, small and large grouping
- South facing gardens on roof for all students. Solar panel provisions.

Cost of Design Alternatives

#	Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (Building)(cost*/sf)		Site, Building Takedown, Haz. Mat. Cost*	Estimated Total Construction** (cost*/sf)	Estimated Total Project Costs
1	Option 1A (new)	63,605sf	Not Applicable	63,605		\$2.07M + \$5.35M	\$33,950,000	\$45,153,500.00
				\$26,530,000	\$417	\$7,420,000	\$533.76	
2	Option 1B (add/reno)	63,605sf	Not Applicable	63,605		\$1.94M + \$5.48M	\$34,424,000	\$45,783,920.00
				\$27,004,000	\$425	\$7,420,000	\$541.22	
3	Option 2A (new)	106,451sf	Not Applicable	106,451		\$1.21M + \$15.03M	\$59,080,000	\$78,576,400.00
				\$42,840,000	\$402	\$16,240,000	\$555.00	
4	Option 2B (new)	106,451sf	Not Applicable	106,451		\$0M + \$6.39M	\$48,860,000	\$64,983,800.00
				\$42,470,000	\$399	\$6,390,000	\$458.99	
5	Option 2C (new)	106,451sf	Not Applicable	106,451		\$2.14M + \$6.43M	\$51,690,000	\$68,747,700.00
				\$43,120,000	\$405	\$8,570,000	\$485.58	
6	Option 3A (new)	139,457sf	Not Applicable	139,457		\$1.21M + 15.46M	\$71,530,000	\$95,134,900.00
				\$54,860,000	\$393	\$16,670,000	\$512.92	
7	Option 3B (new)	139,457sf	Not Applicable	139,457		\$0M + 6.51M	\$61,660,000	\$82,007,800.00
				\$55,150,000	\$395	\$6,510,000	\$442.14	
8	Base Repair Only	37,565sf	Not Applicable	37,565		\$1.71M + 0.63M	\$14,940,000	\$19,870,200.00
				\$12,600,000	\$335	\$2,340,000	\$397.71	

Community Outreach

PDP Phase:

Forum No.1 *February 05, 2018*

- › Learn About 21st C Education
- › Learn About MSBA Process
- › Shape Your Town's Future

Forum No.2 *March 27, 2018*

- › Learn About MSBA Process
- › Existing Conditions Review
- › Site Selection

PSR Phase:

Forum No.3 *May 22, 2018*

- › Review 7 Alternatives
- › Budget & Schedule
- › Share Your Thoughts

Forum No.4 *June 20, 2018*

- › Preferred Option
- › Budget & Schedule
- › Option Discussion

Community Outreach

*Public Meetings, Town Board Updates,
and Community Forums*

- **(16) School Building Committee Meetings**
- **(5) Community Forums**
 - Posters & Town Website Announcement
- **(1) May Annual Town Meeting**
 - Report Update
- **(6) Town Board/Dept. Presentation**
 - School Committee
 - Board of Selectmen
 - Police Department
 - Town Engineer / DPW
 - School Transportation
 - School Committee (Bi-Monthly Reports)



*Transparent process keeping the
Community informed*

- Televised Meetings
- Committee Meetings
- Community Forums
- Project Website

Town Website: www.tewksbury-ma.gov/

Project: Information available at School Districts Central Office
or Owners Project Manager