



The New Elementary School | stoughton.ma

SCHOOL BUILDING COMMITTEE MEETING February 15, 2023

Agenda

February 15, 2023

- Public Participation
- Approve Minutes
- Approve Invoices
- PDP Update
- Visioning – Education Plan Update
- MSBA Reimbursement
- School Committee Presentation
- New Business

PDP Progress



Existing Conditions Assessment

The design team has visited the existing building and is in progress of finalizing existing conditions reports and assessments for the existing South Elementary School building and site.

Visioning & Educational Planning

New Vista, DRA and Vertex have participated in educational planning which has included three Visioning workshops and a faculty meeting, led by New Vista Design. The principals from both schools have completed a draft of the Education Plan to be presented to School Committee on February 28th.

School Building Committee Meetings

DRA and Vertex have attended monthly School Building Committee meetings, DRA starting with a Design Team kickoff in December 2022. The group discusses the schedule, anticipated milestones, Educational Plan and deliverables required for the PDP submission in April.

Community Meetings

As of February 9th, in the School Building Committee has hosted four (4) person and virtual community meetings to help facilitate getting the message out to the public regarding the South Elementary School Building Project. Topics discussed include the project schedule, enrollment options, site options, educational planning, and the design team process. The team also identifies where project information is available to the general public via the website and Facebook, so community members can stay involved and aware of the progress of the project.

Site Option Shortlist

The top three site options include the existing South Elementary School Site (13), The adjacent Site (14), and the Line Lumber/Fano Drive Site (1), highlighted below. The decision tree identifies how the options follow the preferred educational plan.

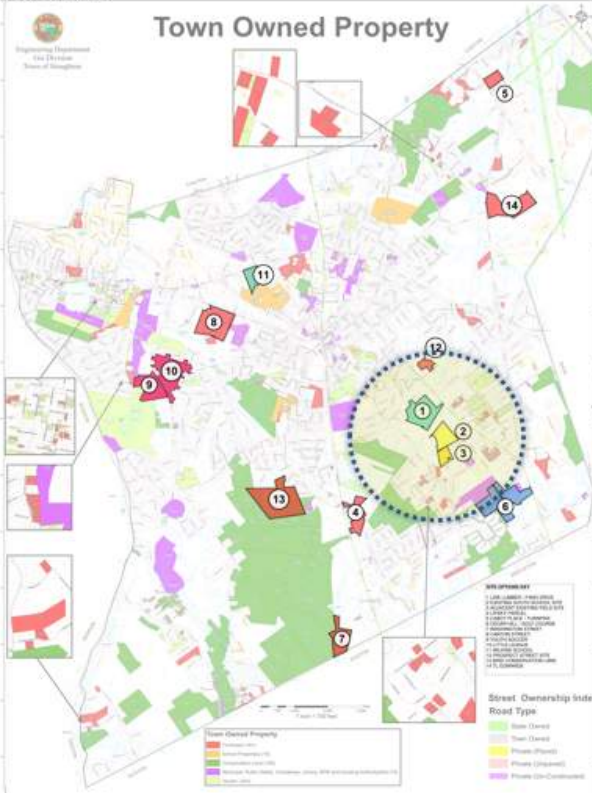
VERTEX[®]

DRA

site options matrix

SOUTH ELEMENTARY SCHOOL BUILDING PROJECT

SITE SELECTION MATRIX
Spring 2023



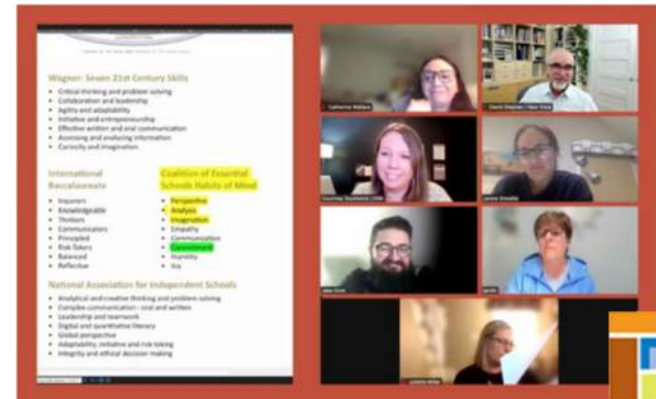
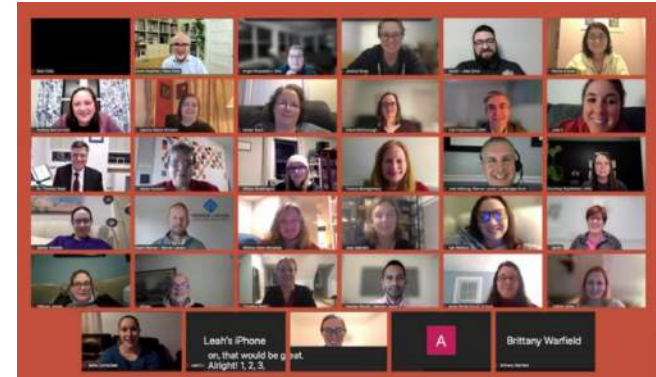
	SITE	SIZE	OWNER	LOCATION	ACCESS	BUILDABLE AREA	OTHER COMMENTS
1	LINE LUMBER / FANO DRIVE	27 ACRES				26.33 ACRES	MULTIPLE ACCESS POINTS
2	ADJACENT EXISTING FIELD SITE	7 ACRES					LEDGE, CHALLENGING TOPOGRAPHY; NO ROOM FOR SITE CIRCULATION-EXPANSION; PHASED PROJECT AND CHALLENGING ACCESS. <i>(ASSUMES COMBINED SITES 2 & 3)</i>
3	EXISTING SOUTH SCHOOL SITE	15 ACRES					CHALLENGING TOPOGRAPHY & BISECTED BY POWER LINES; PHASED PROJECT AND CHALLENGING ACCESS. <i>(ASSUMES COMBINED SITES 2 & 3)</i>
3A	COMBINED EXISTING SITES (2+3)	22					CHALLENGING TOPOGRAPHY & BISECTED BY POWER LINES ; PHASED PROJECT AND CHALLENGING ACCESS. <i>(ASSUMES COMBINED SITES 2 & 3)</i>
4	LIPSKY PARCEL	23.7 ACRES				2.86 ACRES	SMALL DEVELOPABLE AREA
5	CABOT PLACE / TURNPIKE	14.53 ACRES				10.5 ACRES	EDGE OF TOWN; DENSE RESIDENTIAL
6	CEDAR HILL / GOLF COURSE	42.49 ACRES				38.7 ACRES	LAND IS DIVIDED, ALTERNATE LOCATION FOR GOLF COURSE WOULD BE REQUIRED
7	WASHINGTON STREET	19.3 ACRES				8.8 ACRES	EDGE OF TOWN; SOUTH RAIL CORRIDOR (DOUBLE TRACK)
8	CANTON STREET	25.03 ACRES				19.14 ACRES	DEVELOPABLE AREA DIVIDED IN HALF; CHEMICAL PLOOM
9	YOUTH SOCCER	24.5 ACRES				18.2 ACRES	FORMER LANDFILL; FIELDS ARE NEEDED FOR COMMUNITY USE
10	LITTLE LEAGUE	26.55 ACRES				26.55 ACRES	FIELDS ARE NEEDED FOR COMMUNITY USE
11	WILKINS SCHOOL	11.6 ACRES					LANDLOCKED - NO ROOM TO EXPAND FOR SITE AMENITIES, ADDITION
12	PROSPECT STREET SITE	4.79 ACRES					TOO SMALL; MAJORITY OF AREA IS WETLANDS AND BUFFER ZONES
13	BIRD CONSERVATION LAND	52.5 ACRES				33.5 ACRES	CONSERVATION RESTRICTION; DIVIDED DEVELOPABLE LAND
14	TL EDWARDS	31.83 ACRES				28.2 ACRES	ADJACENT TO ASPHALT PLANT; LEDGE

visioning

meetings & progress

- Kick-Off Educational Leadership Workshop ✓
- Educational Visioning Workshop One ✓
- Educational Visioning Workshop Two ✓
- Educational Visioning Workshop Three ✓

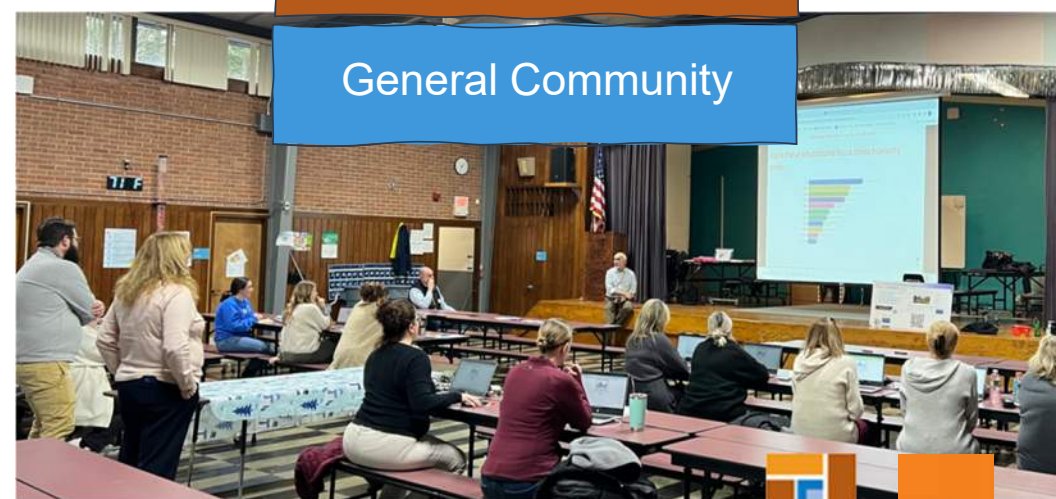
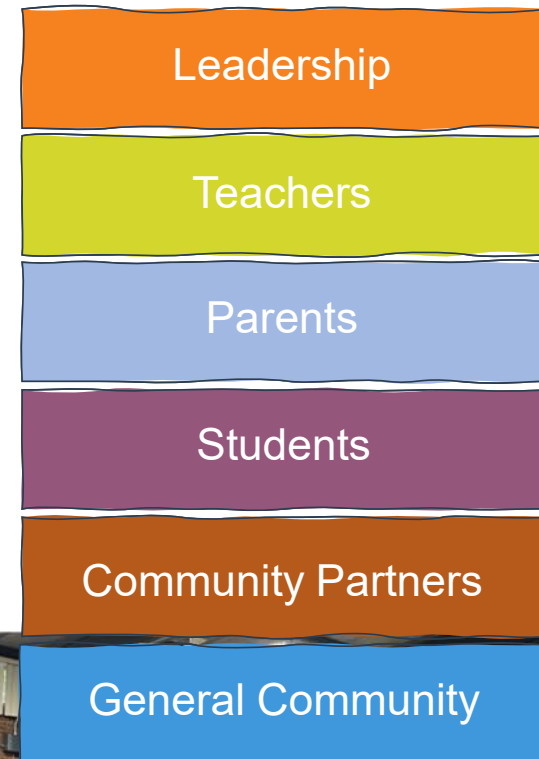
- Community/Whole Faculty Meetings
- Educational Plan Editing and Assistance



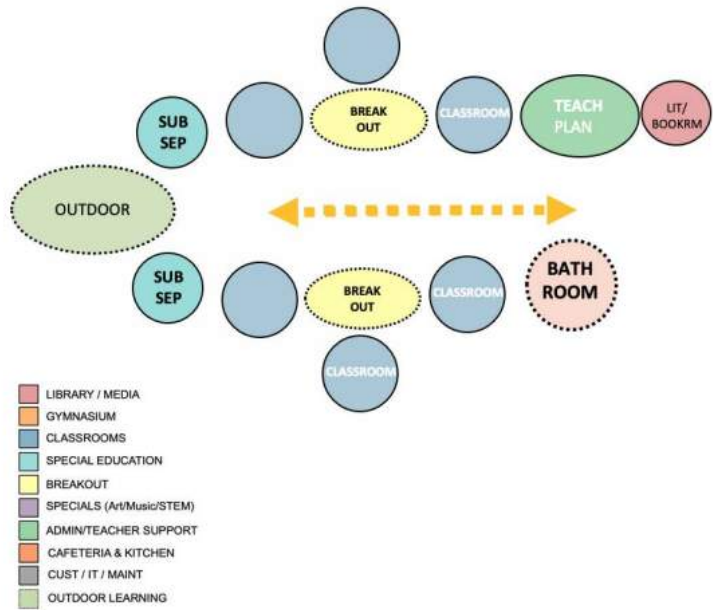
visioning

focus areas and stakeholders

1. Educational Practices and Priorities
2. Architectural Possibilities and Priorities
3. Guiding Principles and Drivers
4. Design Patterns
5. Blue-Sky Ideas
6. Key Adjacencies
7. Community Talking Points - *Redistricting*
 - Kick-Off Educational Leadership Workshop ✓
 - Educational Visioning Workshop One ✓
 - Educational Visioning Workshop Two ✓
 - Educational Visioning Workshop Three ✓
 - Faculty Meeting ✓



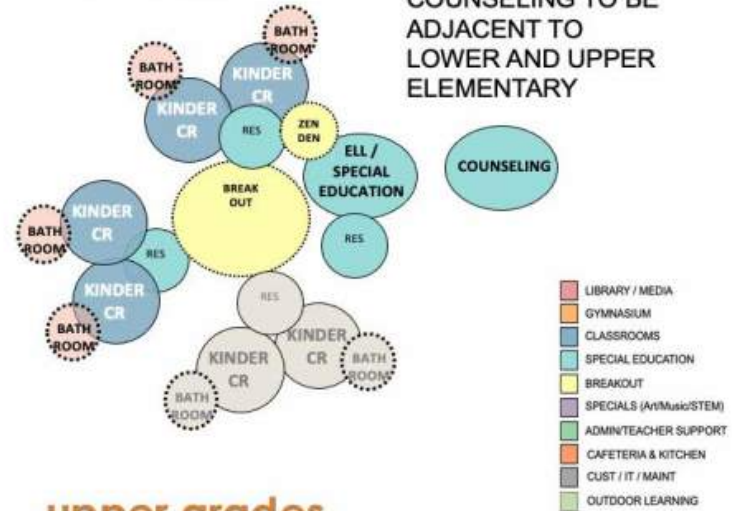
neighborhood diagrams



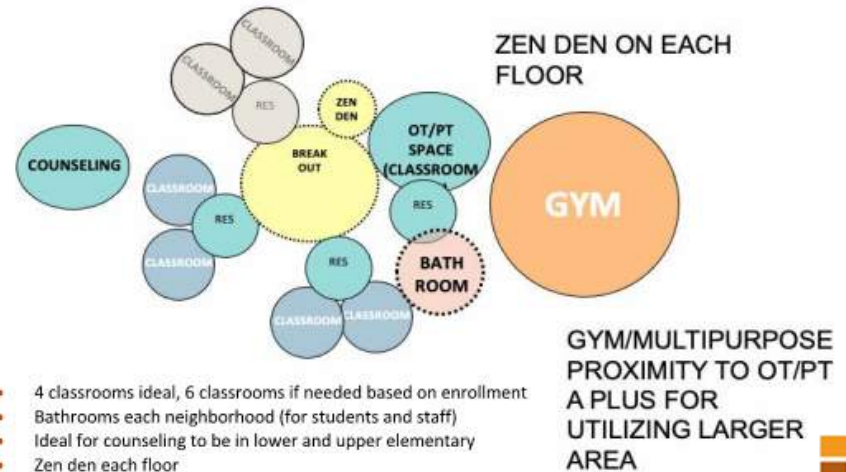
- LIBRARY / MEDIA
- GYMNASIUM
- CLASSROOMS
- SPECIAL EDUCATION
- BREAKOUT
- SPECIALS (Art/Music/STEM)
- ADMIN/TEACHER SUPPORT
- CAFETERIA & KITCHEN
- CUST / IT / MAINT
- OUTDOOR LEARNING

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lower grades



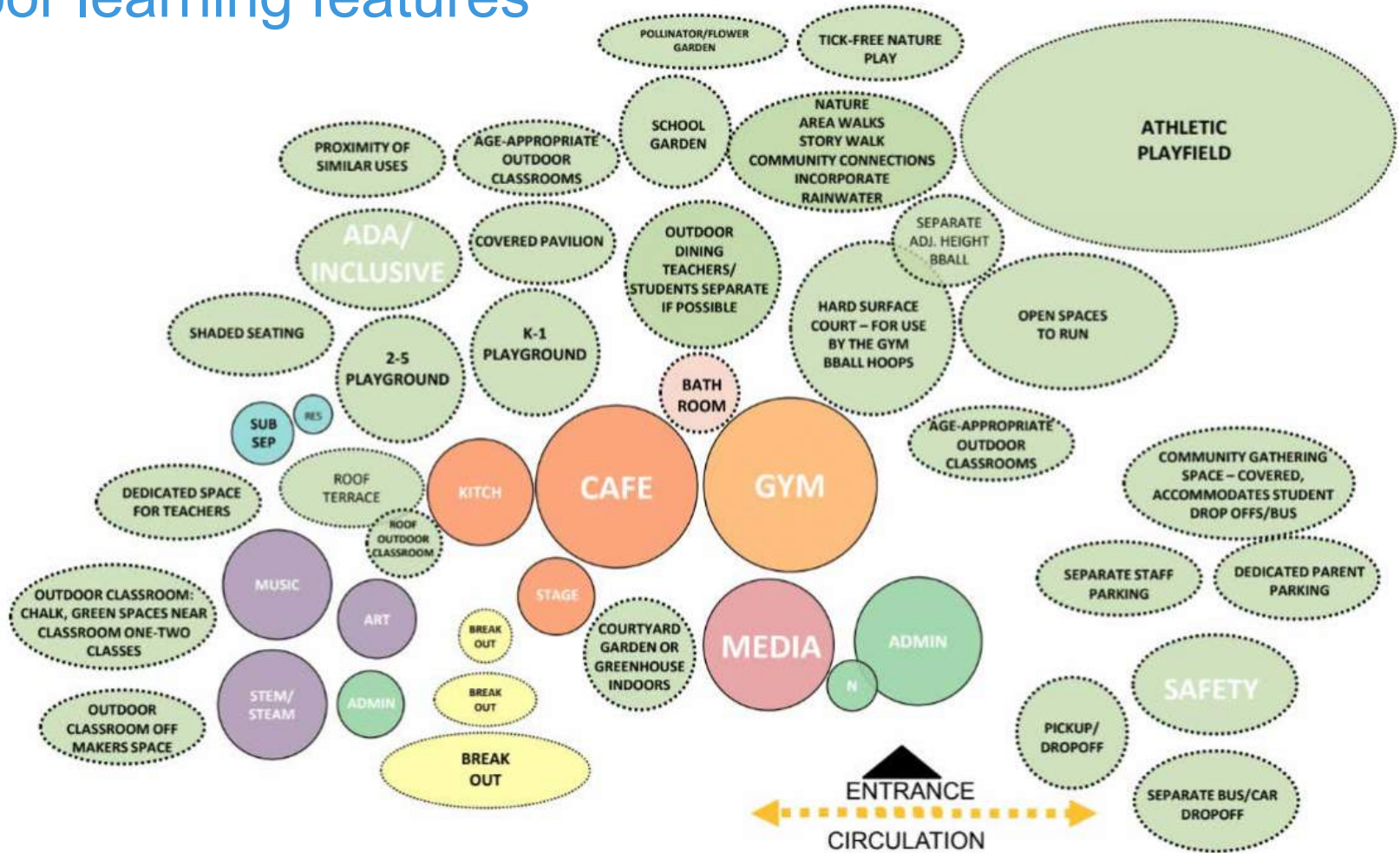
upper grades



- 4 classrooms ideal, 6 classrooms if needed based on enrollment
- Bathrooms each neighborhood (for students and staff)
- Ideal for counseling to be in lower and upper elementary
- Zen den each floor
- Indoor play area



outdoor learning features



Space Summary

Based on the SPS Educational Plan

Proposed Space Summary- Elementary Schools

515

Enrollment

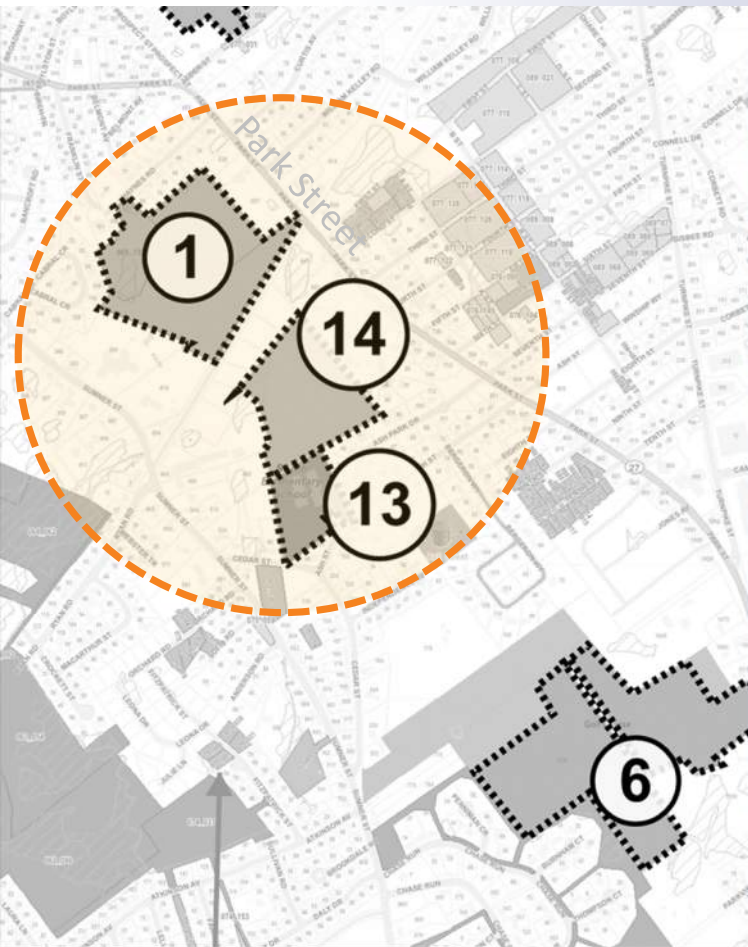
Date: Enter Date Enter Submittal

MSBA Guidelines
(refer to MSBA Educational Program & Space Standard Guidelines)

South Elementary				PROPOSED									MSBA Guidelines			
Existing Conditions				Existing to Remain/Renovated			New			Total			Date: Enter Date Enter Submittal			
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments
General Classrooms - Grade 1-5						900	25	22,500			25	22,500	950	18	17,100	900 SF min - 1,000 SF max
SPECIAL EDUCATION			0			0		9,720				9,720			6,040	
<i>(List rooms of different sizes separately)</i>																
Self-Contained SPED Language-based						900	3	2,700			3	2,700	950	4	3,800	900-1,300 SF equal to surrounding classrooms
Self-Contained SPED - toilet						60	3	180			3	180	60	4	240	
English Language Learners						900	3	2,700			3	2,700				
Resource Room- Learning Center						450	3	1,350			3	1,350	500	3	1,500	1/2 size Genl. Clrm.
Pullout space						100	6	600			6	600				
Small Group Room / Reading						450	1	450			1	450	500	1	500	1/2 size Genl. Clrm.
Speech & Language Room						150	2	300			2	300				
Calming/Deescalation Rooms						120	2	240			2	240				
OT/PT suite- Therapy space & office						200	2	400			2	400				
SpEd Office w/conference						250	1	250			1	250				
Adjustment Counselor Office						150	2	300			2	300				
SpEd Conference						250	1	250			1	250				
ART & MUSIC			0			0		2,575				2,575			2,575	
Art Classroom - 25 seats						1,000	1	1,000			1	1,000	1,000	1	1,000	art room - 20 ch - 20 seats
Art Workroom w/ Storage & kiln						150	1	150			1	150	150	1	150	
Music Classroom / Large Group - 25-50 seats						1,200	1	1,200			1	1,200	1,200	1	1,200	art room - 20 ch - 20 seats
Music Practice / Ensemble						75	3	225			3	225	75	3	225	
HEALTH & PHYSICAL EDUCATION			0			0		6,300				6,300			6,300	
Gymnasium						6,000	1	6,000			1	6,000	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom						150	1	150			1	150	150	1	150	
Health Instructor's Office w/ Shower & Toilet						150	1	150			1	150	150	1	150	
MEDIA CENTER			0			0		2,988				2,988			2,988	
Media Center / Reading Room						1,788	1	1,788			1	1,788	2,988	1	2,988	
STEM Project space, incl Storage						1,200	1	1,200			1	1,200				
DINING & FOOD SERVICE			0			0		7,278				7,278			7,278	
Cafeteria / Dining						3,863	1	3,863			1	3,863	3,863	1	3,863	2 seating - 15 SF per seat
Stage						1,000	1	1,000			1	1,000	1,000	1	1,000	
Chair / Table / Equipment Storage						372	1	372			1	372	372	1	372	
Kitchen						1,815	1	1,815			1	1,815	1,815	1	1,815	1600 SF for first 200 + 1
Staff Lunch Room						229	1	229			1	229	229	1	229	20 SF/occupant

DRA

OPTIONS & ENROLLMENT



decision tree

k-5
515 students

k-5
225 students

new construction

new construction

existing renovation/
addition

adjacent parcels
south field & woods
existing south site

south field & woods
existing south site

adjacent parcels

south field & woods

redistricting | enrollment
district organization

construction path

site selection

LLC | CONFIDENTIAL

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MSBA Reimbursement Policy

- MSBA agrees to reimburse the District at a **stated** rate (base plus incentives) for **eligible** project costs (**not overall total project costs**).
- **Not all project costs are considered eligible** for reimbursement.
- The **EFFECTIVE** reimbursement rate is always **LESS** than the stated reimbursement rate, due to ineligible costs.
- **Stoughton's stated base rate is 59.09%.**
- An additional 3-4 pts in incentives are likely, for a **stated rate of 62-63%.**
- **STOUGHTON HIGH SCHOOL WAS EFFECTIVE REIMBURSEMENT (after adjustment for ineligible costs) WAS 42%**

MSBA Reimbursement Calculation

Total Project Costs

- Ineligible Construction Costs
- Ineligible Soft Costs

Total ELIGIBLE Project Costs

(Total ELIGIBLE Project Costs) X (Stated Reimbursement Rate) = Estimated Maximum Total Facilities Grant*

- Estimated Maximum Total Facilities Grant is subject to MSBA audit throughout the project.

(Total Project Costs) – (Estimated Maximum Total Facilities Grant) = Town Share.

Three General Categories:

- **Categorically Ineligible**
 - Costs that are not core to the educational program
 - Costs for items that are not part of the permanent building and/or grounds
 - Costs beyond the project scope

- **Costs that Exceed MSBA Caps**

- **Costs for Spaces that Exceed SF Guidelines**
 - Costs for spaces that are eligible but exceed the MSBA guidelines and not approved by MSBA staff

Examples of Ineligible Costs

Categorically Ineligible:

- Land Acquisition
- Legal Fees
- Off site Improvements
- Utility Company Charges
- Swing Space
- Building Permits
- Local Board Costs
- Financing Costs
- Site Remediation (USTs)
- Asbestos Floor Tiles
- Auditorium (for ES & MS)
- Synthetic Turf

Cost Exceeding Caps:

- Total Soft Costs exceeding 20% of construction costs
- OPM costs exceeding 3.5% of \$500/SF X SF
- Architect costs exceeding 10% of \$500/SF X SF
- Building costs exceeding \$360/SF. This is way below market average.
- Site costs that exceed 8% of the building costs
- Furnishings & Technology Equipment that exceed \$2,400/ student
- Change Orders exceeding 1% of construction cost

Cost for Spaces that Exceed MSBA SF guidelines:

- Per MSBA's review
- Overages can be deemed eligible if supported by Ed. Program
 - Core Academic/Sp. Ed. space overages most likely to be eligible
 - Most non-academic space overages most likely not eligible



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