

# WPS School Facilities Capital Plan

Presentation to SC and BOS  
August 27, 2013

# School Facilities Committee

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- ▶ Judy Belliveau, WPS Director of Finance
- ▶ Diane Campbell, School Committee
- ▶ Tom Goemaat, Construction Exec, TMM
- ▶ Ann Marie Gross, Advisory
- ▶ KC Kato, School Committee
- ▶ Hans Larsen, Executive Director
- ▶ David Lussier, WPS Supt
- ▶ Jack Morgan, Community Member, TMM
- ▶ Wendy Paul, School Committee
- ▶ Barbara Searle, BOS



# Capital Plan Development

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# Capacity vs. enrollment

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Class									
Average									
Used	14 0 0 14 0 -1	17.5(395 81.2505)	865 60.8485	431 2261	cm BT	14 14.66	24 20 14 0 -1	sc m /F1.(#.Ty0.2T(eBT-02q(1500.2 (e )	



# Capacity vs. enrollment

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Class Average Used-22				
	19	387	418	406 (2011)
	17(b)	335	374	382 (2009)
	15	328	330	328 (2013)
	15	298	330	334 (2009)
	18	341	396	381 (2008)
	19	394	418	428 (2010)
	12	226	264	258 (2009)
	115	2,309	2,530	

a) Dedicated Space for Music, Art, Library, Specialized Program Spaces and 22 students per class.

b) Fiske converted classroom to ELL space in FY14.

# Capacity vs. Enrollment

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- ▶ Variability by School
  - ▶ Class size 15-25 range
  - ▶ 86%-99% Total Student Capacity
  - ▶ Hardy over 100% Classroom Capacity
- ▶ 5 Classrooms closed to new enrollment (Hardy K & 1, Fiske K and Sprague 1 & 5)
- ▶ Hardy offering music and art on a cart
- ▶ Continuing use of 1990s modulars at Hardy, Hunnewell and Upham
  - ▶ Expended cash capital investment 2013 extending life 5-7 years





# Capacity vs. Enrollment

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- ▶ Theoretical maximum capacity and actual classroom needs gap
- ▶ As enrollment declines, bringing mandated programs (ELL and SpEd) in-district – some require full CR space
- ▶ Decline spread across 7 schools, 6 grades, 116 sections
- ▶ Uneven distribution more complicated in smaller schools
- ▶ Guideline versus a maximum





# Capacity vs. Enrollment

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- ▶ March 2013 Forecast model based on Wellesley census, enrollment, births, in-migration
- ▶ Summer 2013 Feasibility Study impact of redistricting, reconfiguration and long term facilities construction/additions
- ▶ Modeling assumptions scenarios to optimize program
  - ▶ Status Quo
  - ▶ Model 1: Redistricting – changed district lines
  - ▶ Model 2: Reconfiguration – changed district lines and grade configurations (k-2, 3-5)
  - ▶ Model 3: Redistricting with major renovation/addition construction
  - ▶ Model 4: Reconfiguration with major renovation/addition construction



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# Capacity vs. Enrollment

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Total	115	116	116	112	106	109	102	94

\* Includes 8 older modulars.

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# Capacity vs. Enrollment

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- ▶ Currently over classroom capacity in some schools and grades
- ▶ Uneven distribution in population and population changes resulting in inequity in class size and program delivery
- ▶ Redistricting or reconfiguration could improve educational program equity
- ▶ Even with redistricting or reconfiguration, forecast indicates need for all 7 schools for next 7 years to improve equity and for new programs and/or closing older modulars
- ▶ Redistricting or reconfiguration potentially creates opportunities for improved educational



# Educational Program

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- ▶ 2013 Strategic Plan Initiatives do not require dedicated or special spaces
  - ▶ Redistricting or reconfiguration does not require a change in facilities structure
  - ▶ Pre-K does not require a change in facilities structure
- ▶ Educational program requires dedicated art, music and library spaces
- ▶ Changes in educational needs and mandated programs have increased and changed space requirements
  - ▶ ELL
  - ▶ Special Education
  - ▶ Teacher workspaces
  - ▶ Food service



# Educational Program

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# Educational Program

Bates	Meets needs.	
Fiske	Lacks appropriate SpEd/ELL and teachers work spaces. Inadequate kitchen serverly space.	Lacks elevator
Hardy	Lack of dedicated art & music space. Lacks appropriate SpEd/ELL and teacher work spaces. Lacks cafeteria space. Inadequate kitchen serverly space.	
Hunnewell	Lacks appropriate SpEd and teacher work spaces. Lacks cafeteria space. Inadequate kitchen serverly space. Gym significantly undersized.	
Schofield	Lacks appropriate SpEd and teacher work spaces. Inadequate kitchen serverly space. Lacks cafeteria space.	
Sprague	Meets needs.	
Upham	Lacks appropriate SpEd and teacher work spaces. Inadequate kitchen serverly space. Lacks cafeteria space. Total school capacity undersized for operational and programmatic effectiveness.	



# Facilities Infrastructure

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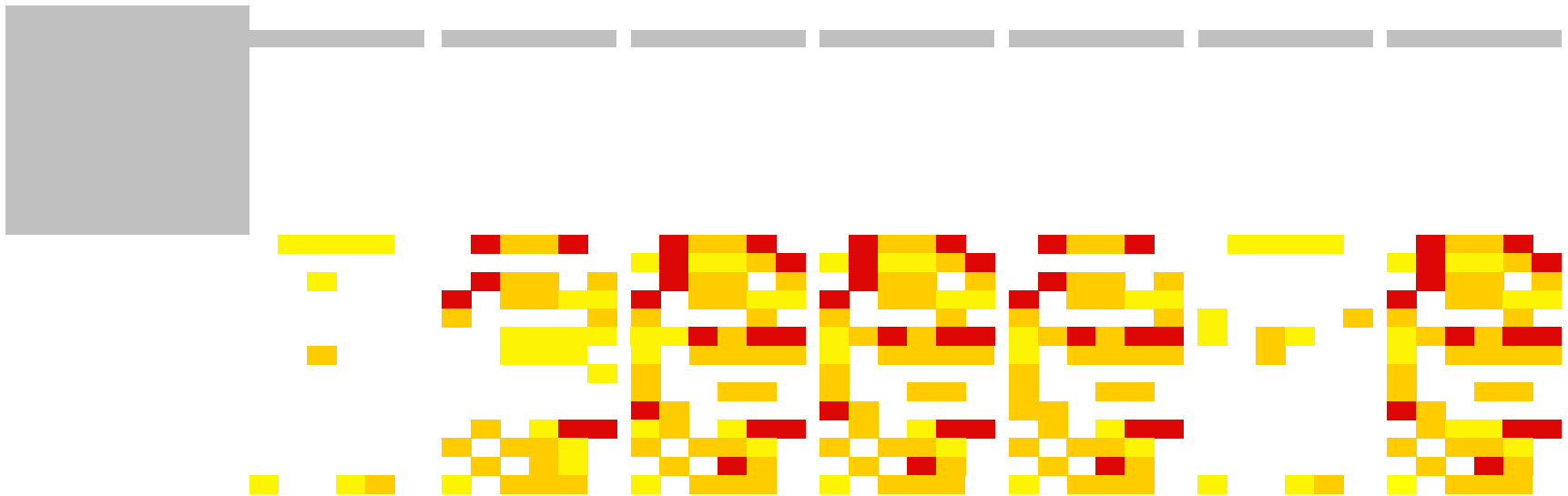
- ▶ 2005 SMMA evaluated 5 non-renovated elementary schools
- ▶ 2006 MSBA conducted state wide review of all schools
- ▶ 2007 Debt Exclusion to address school infrastructure issues identified by SMMA and MSBA studies (roofs, boilers, flooring, etc.)
- ▶ 2012 SMMA comprehensive review of all WPS facilities' infrastructures
  - ▶ Engineers and architects evaluated all systems extensively





# Facilities Infrastructure

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# Facilities Infrastructure

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# Facilities Recommendations

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# Facilities Recommendations

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- ▶ Many potential scenarios to consider
  - ▶ School renovations and replacement of modulares at each school
  - ▶ Replacement of one, renovations of two others
  - ▶ Replacement and expansion of one, renovation replacement of modulares or expansion of one, removal of one
  - ▶ Replacement and significant expansion of one, removal of two
- ▶ Student capacity of individual building projects dependent on future enrollment forecasts and interdependent with each other



# Facilities Recommendations

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- ▶ Start now and in parallel
  - ▶ Needs are today
  - ▶ Similarities in project scope will provide cost and timing efficiencies
  - ▶ Capacity to get done at the same time
- ▶ Doing them in series will cause delays and increases in cost of the entire plan



# Facilities Recommendations

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- ▶ Site improvements
- ▶ Building Envelope
- ▶ Bathrooms
- ▶ Electrical
- ▶ Plumbing
- ▶ Finishes
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# Facilities Recommendations

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- ▶ To be included in 5 year facilities cash capital plan



# Facilities Cost Ranges

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- ▶ Fiske renovation \$8-10M
- ▶ Schofield renovation \$5-8M
- ▶ Significant renovation/addition for Hardy, Hunnewell and/or Upham



## Next Steps

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- ▶ Gather feedback from BOS, SC
- ▶ Further refine scope of Fiske & Schofield
- ▶ Work with FMD to develop 5 year Annual Cash Capital Plan for WMS
- ▶ Begin discussions with PBC
- ▶ School Administration and School Committee evaluating Redistricting & Reconfiguration



# Facilities Recommendations

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SC/BOS Presentation of School Facilities Committee (SFC) Status (overview, concept, preliminary scope)	TODAY!
BOS/SC Presentation of SFC Recommendations	9/23/13
PBC Presentation of SFC Recommendations	9/26/13
SC & BOS Vote(s)	w/o 10/8
Advisory Presentation of Final Project, Public Hearing and Vote	



# Facilities Recommendations

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Appropriate Design Funds at STM for Fiske & Schofield	12/9/2013
Submit MSBA SOI for Hardy, Hunnewell & Upham	Spring 2014
Appropriate Study Funds for Hardy, Hunnewell & Upham via FY15 Capital Budget at ATM	Spring 2014
Appropriate Construction Funds for Fiske & Schofield via STM debt exclusion	12/2014
Infrastructure Renovation Construction Fiske & Schofield	Summers of 2015 & 2016
MSBA Invite	TBD (process takes 5-7 years)
Hardy/Hunnewell/Upham Construction if MSBA invites 2014	Study 2014/Feasibility 2015/Design ATM 2016/Debt Excl 2017/Complete 2020
WMS	