



# Public Meeting #3

## Pentucket School Building Project

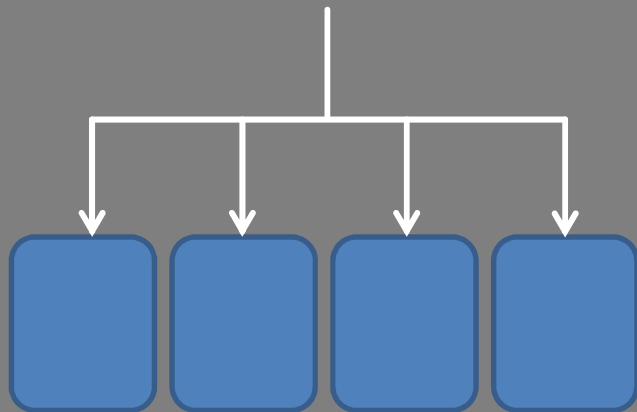
*July 24th, 2018*

## Objective:

Provide input and help identify a preferred option from the short list.

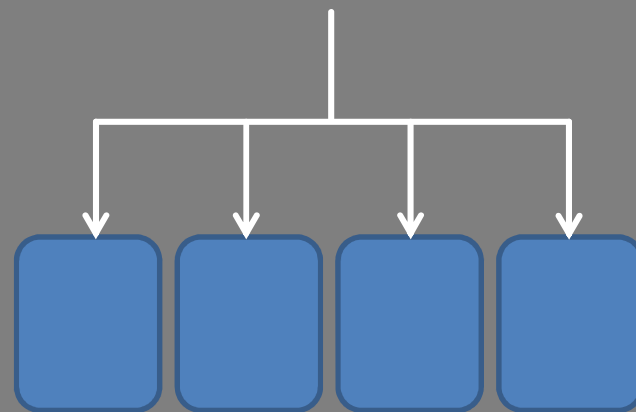
Objective:

9<sup>th</sup> - 12<sup>th</sup>



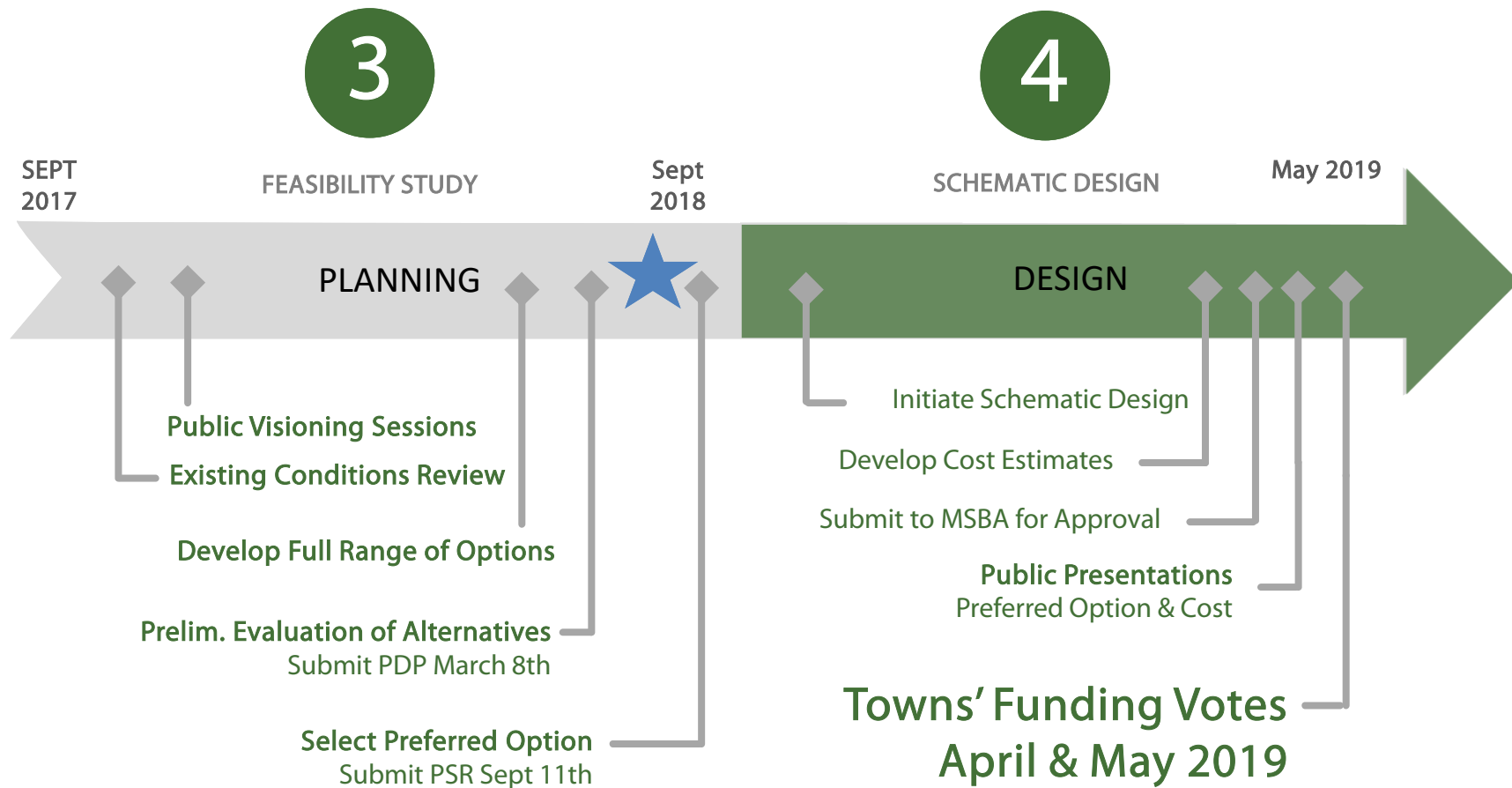
or

7<sup>th</sup> - 12<sup>th</sup>



- A. Schedule-Process Overview
- B. Options Overview
- C. Cost/Value Decision
- D. Next Steps

schedule/  
process



# Schedule-Process

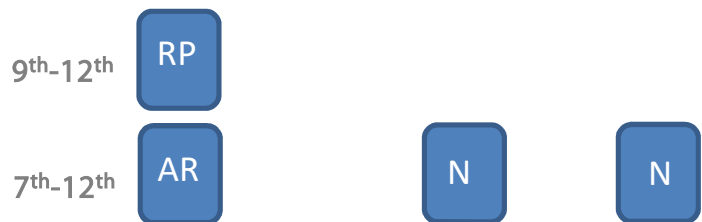


# FEASIBILITY STUDY TO DATE

## PDP SUBMISSION



Many Options



Few Options

## PSR SUBMISSION



Few Options Plus HS Only



Preferred Option

Schedule-Process



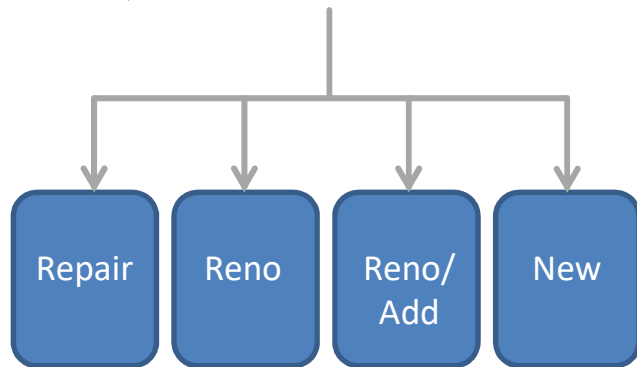
questions  
&  
comments



# options overview

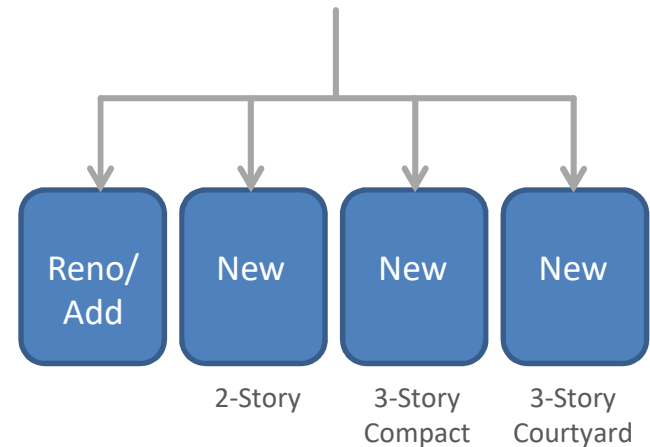
# Options Under Consideration

9<sup>th</sup> - 12<sup>th</sup>



MS Issues **Not**  
Addressed In Main  
Project

7<sup>th</sup> - 12<sup>th</sup>



MS Issues **ARE**  
Addressed In Main  
Project

# RP1.1

9<sup>th</sup>–12<sup>th</sup>

## Repair Only, 2-Story



Good



Better



Best

Building System Upgrades	<input type="radio"/>
Accessibility Upgrades	<input checked="" type="radio"/>
Code Compliance	<input checked="" type="radio"/>
Middle School Issues Resolved Now	<input type="radio"/>
Program	<input type="radio"/>
Separation of Middle School & High School	<input checked="" type="radio"/>
Impact to Students During Construction	<input type="radio"/>
Site Improvements	<input type="radio"/>
New Multi-Purpose Artificial Turf Field	
Baseball Field	✓
Practice Field	✓
Site Circulation Improvements	



# R1.1

9<sup>th</sup>-12<sup>th</sup>

## Renovation, 2-Story



Good



Better



Best

Building System Upgrades	
Accessibility Upgrades	
Code Compliance	
Middle School Issues Resolved Now	
Program	
Separation of Middle School & High School	
Impact to Students During Construction	
Site Improvements	
New Multi-Purpose Artificial Turf Field	✓
Baseball Field	
Practice Field	✓
Site Circulation Improvements	



# AR1.1

9<sup>th</sup>-12<sup>th</sup>

Add/Reno, 2 Story



Good



Better



Best

Building System Upgrades	
Accessibility Upgrades	
Code Compliance	
Middle School Issues Resolved Now	
Program	
Separation of Middle School & High School	
Impact to Students During Construction	
Site Improvements	
New Multi-Purpose Artificial Turf Field	✓
Baseball Field	
Practice Field	✓
Site Circulation Improvements	



# N3.1

9<sup>th</sup>-12<sup>th</sup>

## New Construction, 3-Story



Good



Better



Best

Building System Upgrades	
Accessibility Upgrades	
Code Compliance	
Middle School Issues Resolved Now	
Program	
Separation of Middle School & High School	
Impact to Students During Construction	
Site Improvements	
New Multi-Purpose Artificial Turf Field	
Baseball Field	
Practice Field	✓
Site Circulation Improvements	✓



### SITE CIRCULATION



Bus Drop Off



Parent Drop Off



Student Parking

Existing Building

New Construction

Renovation



# AR1.2

7<sup>th</sup>-12<sup>th</sup>

## Reno/Add, 3-Story



Good



Better



Best

Building System Upgrades	
Accessibility Upgrades	
Code Compliance	
Middle School Issues Resolved Now	
Program	
Separation of Middle School & High School	
Impact to Students During Construction	
Site Improvements	
New Multi-Purpose Artificial Turf Field	✓
Baseball Field	✓
Practice Field	✓
Site Circulation Improvements	



# N3.2

7<sup>th</sup>-12<sup>th</sup>

## New Construction, 2-Story



Good



Better



Best

Building System Upgrades	●
Accessibility Upgrades	●
Code Compliance	●
Middle School Issues Resolved Now	●
Program	●
Separation of Middle School & High School	●
Impact to Students During Construction	◐
Site Improvements	●
New Multi-Purpose Artificial Turf Field	✓
Baseball Field	
Practice Field	✓
Site Circulation Improvements	✓





# N3.3e

7<sup>th</sup>-12<sup>th</sup>

## New Construction, 3-Story



Good



Better



Best

Building System Upgrades	●
Accessibility Upgrades	●
Code Compliance	●
Middle School Issues Resolved Now	●
Program	◐
Separation of Middle School & High School	●
Impact to Students During Construction	●
Site Improvements	●
New Multi-Purpose Artificial Turf Field	✓
Baseball Field	
Practice Field	✓
Site Circulation Improvements	✓



# N3.3f

7<sup>th</sup>-12<sup>th</sup>

## New Construction, 3-Story



Good



Better













































Best

Building System Upgrades	●
Accessibility Upgrades	●
Code Compliance	●
Middle School Issues Resolved Now	●
Program	●
Separation of Middle School & High School	●
Impact to Students During Construction	●
Site Improvements	●
New Multi-Purpose Artificial Turf Field	✓
Baseball Field	
Practice Field	✓
Site Circulation Improvements	✓



## Preferred Schematic Report – Options Under Consideration

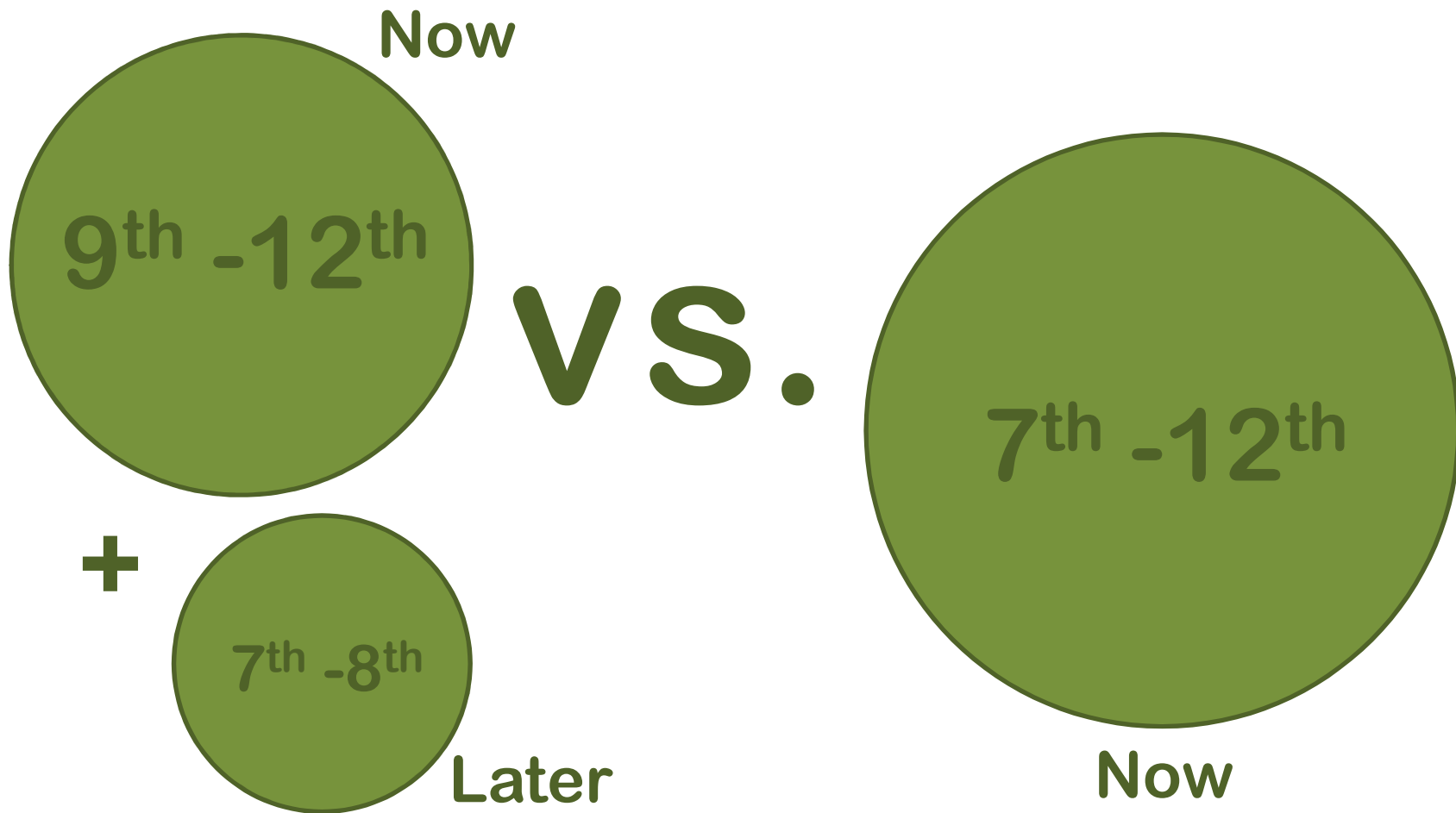
	 Good	 Better	 Best								
<b>OPTIONS</b>				<b><u>RP1.1</u></b> Repair Only 9th-12th	<b><u>R1.1</u></b> Renovation Only 9th-12th	<b><u>AR1.1</u></b> Renovation/ Addition 9th-12th	<b><u>N3.1a</u></b> New Construction 9th-12th	<b><u>AR1.2</u></b> Addition/ Renovation 7th-12th	<b><u>N3.2</u></b> New Construction 7th-12th	<b><u>N3.3e</u></b> New Construction 7th-12th	<b><u>N3.3f</u></b> New, Open Courtyard 7th-12th
Grades											
Building System Upgrades											
Accessibility Upgrades											
Code Compliance											
Middle School Issues Resolved Now											
Program											
Separation of Middle School & High School											
Impact to Students During Construction											
Site Improvements											
New Multi-Purpose Artificial Turf Field		✓	✓					✓	✓	✓	✓
Baseball Field	✓							✓			
Practice Field	✓	✓	✓	✓			✓	✓	✓	✓	✓
Site Circulation Improvements							✓	✓	✓	✓	✓

## Preferred Schematic Report – Options Under Consideration

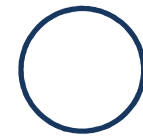
	 Good	 Better	 Best								
OPTIONS				<u><b>RP1.1</b></u> Repair Only	<u><b>R1.1</b></u> Renovation Only	<u><b>AR1.1</b></u> Renovation/ Addition	<u><b>N3.1a</b></u> New Construction	<u><b>AR1.2</b></u> Addition/ Renovation	<u><b>N3.2</b></u> New Construction	<u><b>N3.3e</b></u> New Construction	<u><b>N3.3f</b></u> New, Open Courtyard
Grades				9th-12th	9th-12th	9th-12th	9th-12th	7th-12th	7th-12th	7th-12th	7th-12th
Building System Upgrades											
Accessibility Upgrades											
Code Compliance											
Middle School Issues Resolved Now											
Program											
Separation of Middle School & High School											
Impact to Students During Construction											
Site Improvements											
New Multi-Purpose Artificial Turf Field		✓	✓					✓	✓	✓	✓
Baseball Field	✓							✓			
Practice Field	✓	✓	✓	✓			✓	✓	✓	✓	✓
Site Circulation Improvements							✓	✓	✓	✓	✓

questions  
&  
comments

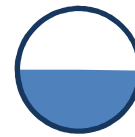
# cost & value discussion



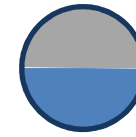
# Middle School Issues



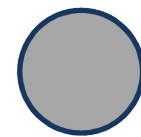
Excellent



Good



Fair



Poor

## Exterior Walls, Doors, Windows, and Roofs



- 1967 = No insulation
- Roof needs replacement
- Windows & doors OK but inefficient

## HVAC System



- Boilers are new
- All other components throughout need replacement

## Electrical System



- Entire system needs replacement

## Plumbing System



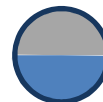
- Entire system and fixtures need replacement

## Fire Protection



- Entire system needs replacement

## Accessibility



- Although a single story, many features are inaccessible

## Hazardous Materials

- Hazardous materials are present, but do not present risk in current condition.

Cost & Value





## Middle School Timing

Significant MS Repair or Complete Replacement is Inevitable

### Address issues **NOW**

- Higher initial financial investment, but more cost-effective in total (10 yrs)
- All new systems for both MS & HS resets life expectancy – no risk of imminent failure
- More opportunities for desired site amenities
- More energy efficient building
- Immediate alignment of education and space...full realization of Middle/High School experience

### Address issues **LATER**

- Lower initial financial investment, but less cost-effective in total (10 yrs)
- Continued and increasing risk of imminent failure at MS
- Loss of site amenities until Middle School project undertaken
- Less energy efficient building with higher GSF and operational costs
- Continued disconnect between education and space





























## Cost Estimating Assumptions

1. All numbers reflect Millions unless otherwise noted.
2. Costs are escalated to midpoint of construction.
3. District share is based on assumption of 40% MSBA effective reimbursement rate and is subject to change.
4. Future MS District Share includes new building cost; it does not include maintenance cost of existing MS building.
5. Assumed borrowing is based on 30-yr term at 5% interest rate.
6. Tax impact based on town-specific contribution percentages.
7. Household tax impact based on average assessed home value by town:

Groveland	\$400,000
Merrimac	\$375,000
West Newbury	\$550,000
8. Variables that may affect household impact include :

-Changes to assessed value	-Changes to interest rates
-Student enrollment per town	-Changes Total Project Cost

## Preferred Schematic Report – Tax Impact

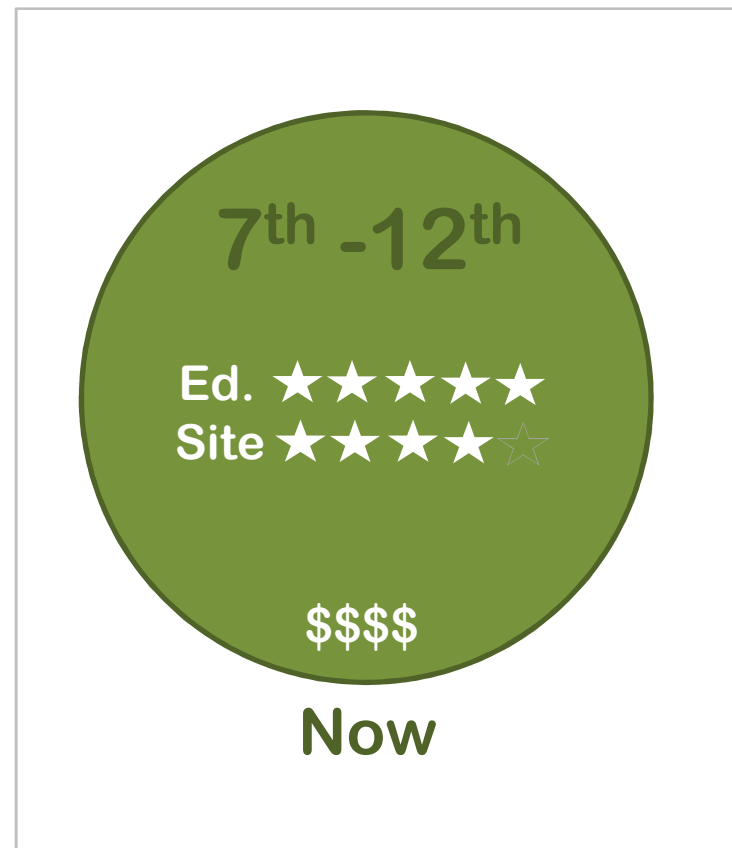
	 Good	 Better	 Best								
OPTIONS				<b><u>RP1.1</u></b> Repair Only	<b><u>R1.1</u></b> Renovation Only	<b><u>AR1.1</u></b> Renovation/ Addition	<b><u>N3.1a</u></b> New Construction	<b><u>AR1.2</u></b> Addition/ Renovation	<b><u>N3.2</u></b> New Construction	<b><u>N3.3e</u></b> New Construction	<b><u>N3.3f</u></b> New, Open Courtyard
Grades				9th-12th	9th-12th	9th-12th	9th-12th	7th-12th	7th-12th	7th-12th	7th-12th
Program											
Separation of Middle School & High School											
Impact to Students During Construction											
Site Improvements											
<b>Main Project - Total Project Cost</b>	<b>\$65.2</b>	<b>\$76.2</b>	<b>\$101.8</b>	<b>\$109.7</b>	<b>\$138.8</b>	<b>\$149.7</b>	<b>\$145.7</b>	<b>\$151.1</b>			
MSBA Share	\$0.00	-\$30.48	-\$40.72	-\$43.88	-\$55.52	-\$59.88	-\$58.28	-\$60.44			
Phasing Costs	\$8.00	\$8.00	\$8.00	\$0.00	\$8.00	\$1.00	\$0.00	\$0.20			
District Offices	N/A	N/A	\$0.0	\$0.0	\$4.3	\$4.3	\$4.3	\$4.3			
<b>Main Project District Share</b>	<b>\$73.2</b>	<b>\$53.7</b>	<b>\$69.1</b>	<b>\$65.8</b>	<b>\$95.6</b>	<b>\$95.1</b>	<b>\$91.7</b>	<b>\$95.2</b>			
Household Tax Impact											
Groveland	\$745	\$547	\$704	\$670	\$973	\$968	\$934	\$969			
Merrimac	\$774	\$567	\$730	\$695	\$1,010	\$1,005	\$969	\$1,005			
West Newbury	\$761	\$559	\$719	\$684	\$994	\$989	\$954	\$989			
<b>Future MS District Share</b>	<b>\$41.7</b>	<b>\$41.7</b>	<b>\$41.7</b>	<b>\$41.7</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>			
<b>Total All-In District Cost</b>	<b>\$114.9</b>	<b>\$95.4</b>	<b>\$110.8</b>	<b>\$107.5</b>	<b>\$95.6</b>	<b>\$95.1</b>	<b>\$91.7</b>	<b>\$95.2</b>			
Household Tax Impact											
Groveland	\$1,170	\$972	\$1,129	\$1,095	\$973	\$968	\$934	\$969			
Merrimac	\$1,215	\$1,008	\$1,171	\$1,136	\$1,010	\$1,005	\$969	\$1,005			
West Newbury	\$1,195	\$993	\$1,153	\$1,118	\$994	\$989	\$954	\$989			

## Cost Value Summary

Significant MS Repair or Complete Replacement is Inevitable



**VS.**



questions  
&  
comments

next  
steps

- **August 7, 2018 – Joint BC/SC Mtg.**
  - Review of Options & Public Feedback
  - Final Evaluation of Alternates – Vote Preferred Option by BC
  - Vote Preferred Option by SC
- **September 11, 2018 – Joint BC/SC Mtg.**
  - Vote approval to submit PSR to MSBA
- **September 12, 2018 – Submit PSR to MSBA**
  - D&W to proceed into Schematic Design
- **October 31, 2018 – MSBA Board Mtg.**
  - Vote to authorize project to enter into Schematic Design
- **January, 2019 – Submit Schematic Design to MSBA**
- **April & May, 2019 – Towns' Votes to Fund Project**

thank  
you