

Swampscott Elementary School Building Project

September 12, 2013

Feasibility Options for Design Estimates - Total Enrollment: 275 or 635 students



	Program does not fit on site Alt. A - Machon Elem. School Minimal Add/Renovation	Program does not fit on site Alt. B - Hadley Elem. School Minimal Add/Renovation	Alt. C - Stanley Elem. School Minimal Add/Renovation	Alt. D - Stanley Elem. School Enhanced Add/Reno	Alt. E - New 2 Story Building on Stanley Elem. School Site	Alt. F - New 2 Story Elem. School at Stanley Site (MVG Lincoln School Model)	Alt. G - New 4 Story Elem. School at Stanley Site	Alt. H New 4 Story Elem. School at Middle School Site	Alt. I - Renovations of Stanley, Hadley and Clarke over time: Base Repair Option
PROGRAM									
Enrollment	275	275	275	275	275	635	635	635	635
Total Area of Renovation	27,796	45,819	40,163	40,163	0	0	0	0	113,982
Total Area of New Construction	27,069	17,458	16,910	22,321	56,111	100,000	100,283	99,488	
Total Building Area	54,865	63,277	57,073	62,484	56,111	100,000	100,283	99,488	113,982
Construction Start	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jul-15	Jan-14
Project Duration	16 months	16 months	16 months	16 months	16 months	18 months	20 months	20 months	5 years
School Opens	Jan-17	Feb-17	Feb-17	Feb-17	Feb-17	Feb-17	Apr-17	Apr-17	Feb-19

TOTAL PROJECT BUDGET									
PROJECT TOTALS	\$ 19,472,680.00	\$ 23,683,400.00	\$ 22,308,400.00	\$ 24,127,800.00	\$ 26,613,450.00	\$ 41,609,950.00	\$ 39,872,650.00	\$ 40,062,900.00	\$ 42,473,000.00
Total Reimbursable Costs*	\$ -	\$ -	\$ 18,535,362.00	\$ 20,339,068.00	\$ 22,227,465.50	\$ 36,893,440.50	\$ 35,378,613.50	\$ 35,567,161.00	\$ -
Total Non-reimbursable Costs*	\$ 19,472,680.00	\$ 23,683,400.00	\$ 3,773,038.00	\$ 3,788,732.00	\$ 4,385,984.50	\$ 4,716,509.50	\$ 4,494,036.50	\$ 4,495,739.00	\$ 42,473,000.00
Estimated MSBA Reimbursement **	\$ -	\$ -	\$ 8,340,912.90	\$ 9,152,580.60	\$ 10,002,359.48	\$ 18,446,720.25	\$ 15,920,376.08	\$ 16,005,222.45	\$ -
Estimated Swampscott Share	\$ 19,472,680.00	\$ 23,683,400.00	\$ 13,967,487.10	\$ 14,975,219.40	\$ 16,611,090.53	\$ 23,163,229.75	\$ 23,952,273.93	\$ 24,057,677.55	\$ 42,473,000.00

Subject to MSBA invitation

MAJOR COSTS INELIGIBLE FOR STATE REIMBURSEMENT									
All costs not reimbursable.	All costs not reimbursable.	Site work costs greater than 8% of building costs.	Site work costs greater than 8% of building costs.	Site work costs greater than 8% of building costs.	Site work costs greater than 8% of building costs.	Site work costs greater than 8% of building costs.	Site work costs greater than 8% of building costs.	Site work costs greater than 8% of building costs.	All costs not reimbursable.
		Swing space/modular classrooms	Field swing space during construction.	Field swing space during construction.	Field swing space during construction.	Field swing space during construction.	Field swing space during construction.	Field swing space during construction.	
		Field swing space during construction.	Permanent replacement athletic fields	Permanent replacement athletic fields	Permanent replacement athletic fields	Permanent replacement athletic fields	Permanent replacement athletic fields	Permanent replacement athletic fields	
		Legal fees, bond costs	Legal fees, bond costs	Legal fees, bond costs	Legal fees, bond costs	Legal fees, bond costs	Legal fees, bond costs	Legal fees, bond costs	

MAJOR ADVANTAGES									
None: Option not viable as it will not meet educational requirements	None: Option not viable as it will not meet educational requirements	Improvement in parent, bus and walker safety.	Renovated school facility	No swing space required.	No swing space required.	No swing space required.	No swing space required.	No swing space required.	May enable maintenance to be deferred.
			Improvement in parent, bus and walker safety.	All new school facility	All new school facility	All new school facility	All new school facility	All new school facility	
				Improvement in parent, bus and walker safety.	Will meet present and future educational requirements	Will meet present and future educational requirements	Will meet present and future educational requirements	Will meet present and future educational requirements	
				Will meet present and future educational requirements	No issue of facility inequity that results from one new vs older facilities.	No issue of facility inequity that results from one new vs older facilities.	No issue of facility inequity that results from one new vs older facilities.	No issue of facility inequity that results from one new vs older facilities.	
				Potential savings in out of district tuition	Improvement in parent, bus and walker safety.	Improvement in parent, bus and walker safety.	Improvement in parent, bus and walker safety.	Improvement in parent, bus and walker safety.	
					Potential savings in out of district tuition	Potential savings in out of district tuition	Potential savings in out of district tuition	Potential savings in out of district tuition	
					Enhanced energy performance.	Enhanced energy performance.	Enhanced energy performance.	Enhanced energy performance.	
						Potential operational cost savings	Potential operational cost savings	Potential operational cost savings	
						More compact building footprint	More compact building footprint	More compact building footprint	



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MAJOR DISADVANTAGES	Will not meet all educational requirements for type, size and configuration of rooms per MSBA guidelines. Site is too small Inadequate play area. Inadequate parking Inefficient space utilization due to elevator and lifts. No improvement to traffic flow and parking Very tight site for construction	Will not meet all educational requirements for type, size and configuration of rooms per MSBA guidelines. Site is too small Swing space required to operate school at Stanley site or Middle School site. Rely on Town park for outdoor area. Inefficient space utilization due to elevator and lifts. Inadequate play area. Inadequate parking Existing education spaces does not meet state requirements No improvement to traffic flow and parking Very tight site for construction	Will not meet all educational requirements for type, size and configuration of rooms per MSBA guidelines. Swing space required to operate school at Stanley site or Middle School site. Inefficient space utilization due to elevator and lifts. Swing space for athletic fields necessary. Inadequate parking MSBA will require a new application as a new project	Swing space required to operate school at Stanley site or Middle School site. Renovation of one school would make the non renovated school grossly inadequate by comparison and undesirable. Swing space for athletic fields necessary. MSBA will require a new application as a new project	Athletic field swing space would be required during construction. Renovation of one school would make the non renovated school grossly inadequate by comparison and undesirable. MSBA will require that this alternative be a replacement for Hadley and that the Stanley remains standing.	Athletic field swing space would be required during construction.	Athletic field swing space would be required during construction.	Athletic field swing space would be required during construction.	Swing space needed depending on work and schedule. Inadequately sized, inadequate learning facilities. Inefficient and costly energy Never-ending construction work. All costs not reimbursable This option will not meet the Districts educational requirements Disruptive to educational due to prolonged construction Wheelchair accessibility issues will be more difficult to solve. Much higher cost to taxpayers over time.
ESTIMATED ANNUAL OPERATING COSTS OF ALTERNATIVES ASSUMING AIR CONDITIONING	\$107,000	\$126,000	\$97,500	\$124,000	\$104,000	\$185,000	\$185,500	\$184,000	\$234,000

OTHER	Program does not fit on site	Program does not fit on site	This alternate does not address the replacement or renovation of Hadley	This alternate does not address the replacement or renovation of Hadley	This alternate does not address the replacement or renovation of Hadley	Surplus of Hadley Building	Surplus of Hadley Building	Surplus of Hadley Building
	Surplus of Hadley Building					New school to be built adjacent on the athletic field to Stanley, while Stanley is occupied. After completion of construction of the new school, the project includes that the current Stanley will be demolished and new athletic field will be created in its place	New school to be built adjacent on the athletic field to Stanley, while Stanley is occupied. After completion of construction of the new school, the project includes that the current Stanley will be demolished and new athletic field will be created in its place	New school to be built next to the current Middle School, while the Middle School is occupied. After completion of the new elementary school, the project includes that the Stanley School will be demolished and replaced with new athletic fields.

* The MSBA does NOT reimburse costs for legal fees, site acquisition costs, swing space/ modular classrooms, moving and all off site development costs. The MSBA regulations also deems all site costs above 8% of building costs and building costs above \$275/sf as non-reimbursable.

** MSBA will reimburse for 45% of only reimbursable costs