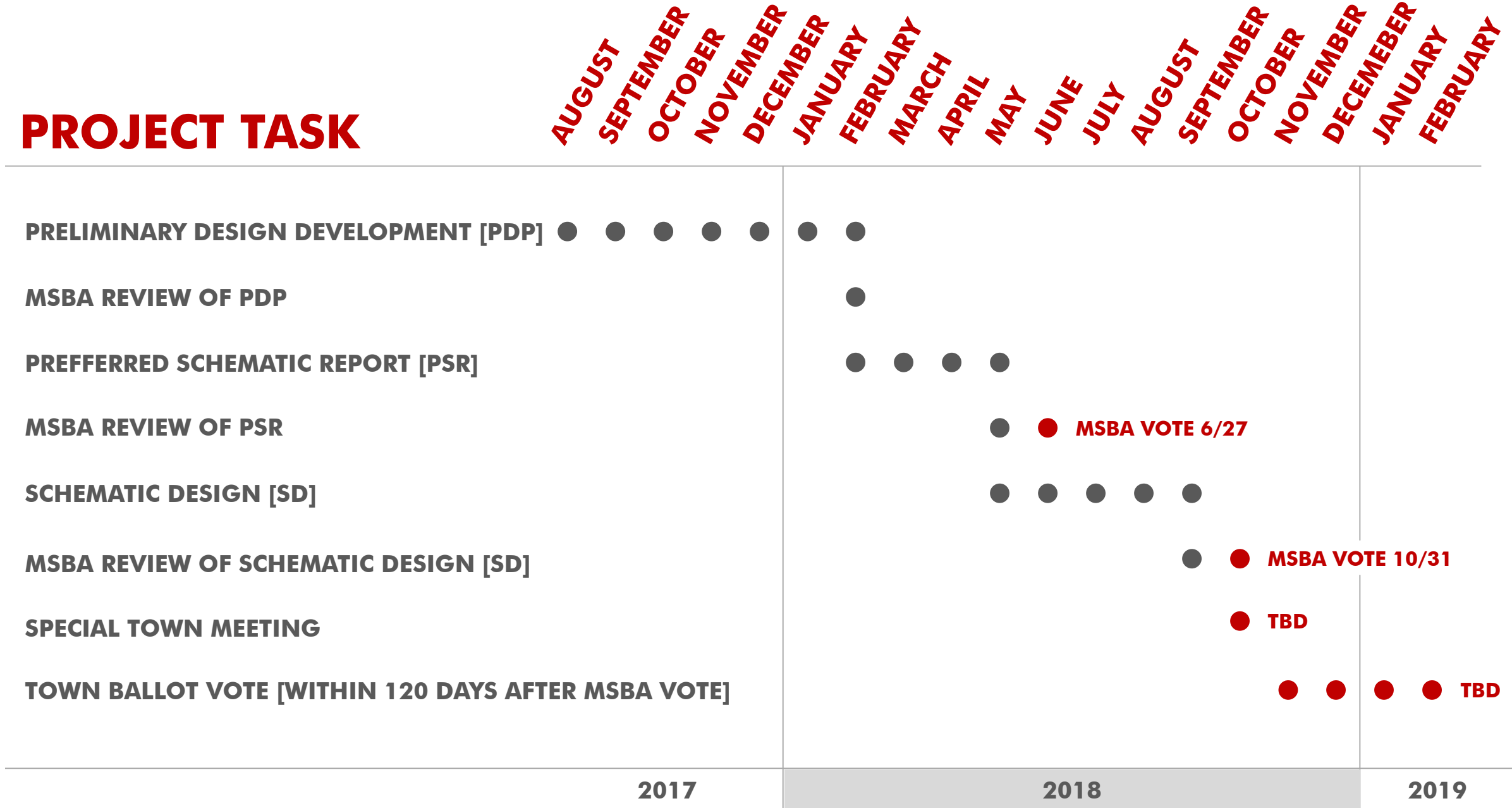
BEAL EARLY CHILDHOOD CENTER

SCHEDULE

PROJECT TASK



PRELIMINARY DESIGN PROGRAM

Beal Early Childhood Center
1 Maple Avenue, Shrewsbury, MA 01545

MSBA Feasibility Study

Preliminary Design Program (PDP)

January 18, 2018 – DRAFT REVIEW

DRAFT

MSBA
Massachusetts School Building Authority
40 Broad Street, Suite 500, Boston, MA 02111

OWNER
Town of Shrewsbury, MA
100 Maple Avenue, Shrewsbury, MA 01545

OPM
PMA Consultants
35 Braintree Hill Office Park, Suite 300, Braintree, MA 02184

DESIGNER
Lamoureux Pagano & Associates, Inc.
108 Grove Street, Suite 300, Worcester, MA 01605

Prepared by:

LAMOUREUX·PAGANO
ARCHITECTS PROJECT MANAGERS

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MSBA SPACE SUMMARY TEMPLATE

Beal K-4 Elementary	Existing Conditions			Proposed 12-01-17			Proposed 12-12-17			Proposed 01-11-17			MSBA Guidelines			
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
CORE ACADEMIC SPACES		**13**	**9,272**			**48,500**			**47,100**			**46,650**		**34**	**33,800**	
(List classrooms of different sizes separately)																
Pre-Kindergarten w/ toilet						0			0			0	1,200		-	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet				1,200	8	9,600	1,150	8	9,200	1,150	8	9,200	1,200	6	7,200	1,100 SF min - 1,300 SF max
Kindergarten without toilet		10	7,185			0			0			0				
General Classrooms - Grade 1-6		**3**	2,087	950	32	30,400	925	32	29,600	925	32	29,600	950	28	26,600	900 SF min - 1,000 SF max
Commons				650	8	5,200	650	8	5,200	650	8	5,200				
ESL/ELL				500	4	2,000	450	4	1,800	450	3	1,350				
Teacher Planning				325	4	1,300	325	4	1,300	325	4	1,300				
SPECIAL EDUCATION		**4**	**2,753**			**14,260**			**14,160**			**12,360**			**9,060**	
(List rooms of different sizes separately)																
Self-Contained SPED [Substantially Separate]		2	2,248	950	4	3,800	925	4	3,700	925	4	3,700	950	6	5,700	8% of pop. in self-contained SPED
Self-Contained SPED - toilet				80	4	320	80	4	320	80	4	320	60	6	360	
Resource Room [Inclusion]				375	16	6,000	375	16	6,000	375	12	4,500	500	4	2,000	1/2 size Genl. Clrm.
Small Group Room / Reading				250	4	1,000	250	4	1,000	250	3	750	500	2	1,000	1/2 size Genl. Clrm.
Reading Office				120	1	120	120	1	120	120	1	120				
Reading Storage				120	1	120	120	1	120	120	1	120				
Speech	285	1	285	250	2	500	250	2	500	250	2	500				
OT/PT	220	1	220	950	2	1,900	950	2	1,900	925	2	1,850				
Special Education Site Coordinator Office				150	1	150	150	1	150	150	1	150				
Special Education Conference Room				350	1	350	350	1	350	350	1	350				
ART & MUSIC		**1**	**332**			**5,300**			**5,075**			**5,075**			**5,075**	
Art Classroom - 25 seats		1	332	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	assumed schedule 2 times / week / student
Art Workroom w/ Storage & kiln				150	2	300	150	2	300	150	2	300	150	2	300	
Music Classroom / Large Group - 25-50 seats				1,500	2	3,000	1,500	1	1,500	1,500	1	1,500				
Music Classroom						0	1,275	1	1,275	1,275	1	1,275	1,200	2	2,400	assumed schedule 2 times / week / student
Music Practice / Ensemble				75	0	0	75	0	0	75	0	0	75	5	375	
HEALTH & PHYSICAL EDUCATION		**4**	**3,269**			**7,650**			**7,650**			**7,650**			**6,300**	
Gymnasium	3,126	1	3,126	7,000	1	7,000	7,000	1	7,000	7,000	1	7,000	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom [Includes Recreation Storage]		3	143	500	1	500	500	1	500	500	1	500	150	1	150	
Health Instructor's Office w/ Shower & Toilet				150	1	150	150	1	150	150	1	150	150	1	150	
MEDIA CENTER		**1**	**691**			**4,225**			**4,225**			**4,225**			**4,225**	
Media Center / Reading Room	691	1	691	3,025	1	3,025	3,025	1	3,025	3,025	1	3,025	4,225	1	4,225	
Meeting Area [80 People]				1,200	1	1,200	1,200	1	1,200	1,200	1	1,200				
Office						0			0			0				
Workroom						0			0			0				
Storage						0			0			0				
Computers						0			0			0				
Maker Space						0			0			0				
Books						0			0			0				
Health						0			0			0				
IT Offfice						0			0			0				
DINING & FOOD SERVICE		**3**	**2,175**			**11,386**			**10,461**			**10,461**			**9,776**	
Cafeteria / Dining	954	1	954	5,925	1	5,925	5,000	1	5,000	5,000	1	5,000	5,925	1	5,925	2 seatings - 15SF per seat
Stage				1,500	1	1,500	1,500	1	1,500	1,500	1	1,500	1,000	1	1,000	
Chair / Table / Equipment Storage				463	1	463	463	1	463	463	1	463	463	1	463	
Kitchen	650	1	650	3,200	1	3,200	3,200	1	3,200	3,200	1	3,200	2,090	1	2,090	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room	571	1	571	298	1	298	298	1	298	298	1	298	298	1	298	20 SF/Occupant
MEDICAL		**2**	**172**			**950**			**950**			**950**			**710**	

MSBA SPACE SUMMARY TEMPLATE

BEAL PROJECT AND ELEMENTARY SCHOOLS FUTURE SPACE PLAN
K-4 GRADE CONFIGURATION- ALL ELEMENTARY SCHOOLS

CURRENT CONDITIONS				FUTURE PLAN				
School	Core Classrooms	Actual Enrollment 10/1/2017	Configuration	School	Core Classrooms	Target Enrollment 10/1/2025	K-4 Configuration	Enrollment Drawdown to Relieve Crowding
Coolidge	19	415	FDK-4, Sections vary	Coolidge	15	308	3 sections each, K-4	107
Paton	16	343	FDK-4, Sections vary	Paton	15	308	3 sections each, K-4	35
Spring	17	357	FDK-4, Sections vary	Spring	15	308	3 sections each, K-4	49
Floral	32	753	Gr. 1-4, Sections vary	Floral	30	608	6 sections each, K-4	145
		1868				1532		336
Beal ECC*	13	310	HDK, FDK & Gr. 1, Sections vary	Beal 2.0	40	790	8 sections each, K-4	
	97	2178			115	2322		

		Class Size Avg. K-4	Classrooms Required
Enrollment Drawdown	336	20	17
Enrollment Growth	132	20	7
Add'l Seats for Universal FDK	57	20	3
Current Beal Capacity*	265	20	13
	790	20	40

School Committee Class Size Guidelines	
Kindergarten	17-19
Gr. 1-2	20-22
Gr. 3-4	22-24

Enrollment drawdown from existing elementary schools provides parity of dedicated spaces across all elementary schools for Art, Music, Special Education, and ELL services.

** Beal ECC current enrollment [310] is a total headcount of all students attending full-day kindergarten, half-day kindergarten, and Grade 1. Of the total 138 students enrolled in half-day kindergarten- 65 attend in the morning session and 73 attend in the afternoon.*

**Beal ECC capacity [265] is the total amount of students the school has space for at any one time.*

MSBA SPACE SUMMARY TEMPLATE

Beal K-4 Elementary

ROOM TYPE	Existing Conditions			Proposed 12-01-17			Proposed 12-12-17			Proposed 01-11-17			MSBA Guidelines			
	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
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Kindergarten without toilet		10	7,185			0			0			0				
General Classrooms - Grade 1-6		3	2,087	950	32	30,400	925	32	29,600	925	32	29,600	950	28	26,600	900 SF min - 1,000 SF max
Commons				650	8	5,200	650	8	5,200	650	8	5,200				
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Self-Contained SPED - toilet				80	4	320	80	4	320	80	4	320	60	6	360	
Resource Room [Inclusion]				375	16	6,000	375	16	6,000	375	12	4,500	500	4	2,000	1/2 size Genl. Clrm.
Small Group Room / Reading				250	4	1,000	250	4	1,000	250	3	750	500	2	1,000	1/2 size Genl. Clrm.
Reading Office				120	1	120	120	1	120	120	1	120				
Reading Storage				120	1	120	120	1	120	120	1	120				
Speech	285	1	285	250	2	500	250	2	500	250	2	500				
OT/PT	220	1	220	950	2	1,900	950	2	1,900	925	2	1,850				
Special Education Site Coordinator Office				150	1	150	150	1	150	150	1	150				
Special Education Conference Room				350	1	350	350	1	350	350	1	350				
ART & MUSIC		1	332			5,300			5,075			5,075			5,075	
Art Classroom - 25 seats		1	332	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	assumed schedule 2 times / week / student
Art Workroom w/ Storage & kiln				150	2	300	150	2	300	150	2	300	150	2	300	
Music Classroom / Large Group - 25-50 seats				1,500	2	3,000	1,500	1	1,500	1,500	1	1,500				
Music Classroom						0	1,275	1	1,275	1,275	1	1,275	1,200	2	2,400	assumed schedule 2 times / week / student
Music Practice / Ensemble				75	0	0	75	0	0	75	0	0	75	5	375	
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Gymnasium	3,126	1	3,126	7,000	1	7,000	7,000	1	7,000	7,000	1	7,000	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom [Includes Recreation Storage]		3	143	500	1	500	500	1	500	500	1	500	150	1	150	
Health Instructor's Office w/ Shower & Toilet				150	1	150	150	1	150	150	1	150	150	1	150	
MEDIA CENTER		1	691			4,225			4,225			4,225			4,225	
Media Center / Reading Room	691	1	691	3,025	1	3,025	3,025	1	3,025	3,025	1	3,025	4,225	1	4,225	
Meeting Area [80 People]				1,200	1	1,200	1,200	1	1,200	1,200	1	1,200				
Office						0			0			0				
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Storage						0			0			0				
Computers						0			0			0				
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IT Offfice						0			0			0				
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Stage				1,500	1	1,500	1,500	1	1,500	1,500	1	1,500	1,000	1	1,000	
Chair / Table / Equipment Storage				463	1	463	463	1	463	463	1	463	463	1	463	
Kitchen	650	1	650	3,200	1	3,200	3,200	1	3,200	3,200	1	3,200	2,090	1	2,090	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room	571	1	571	298	1	298	298	1	298	298	1	298	298	1	298	20 SF/Occupant
MEDICAL		2	172			950			950			950			710	

MSBA SPACE SUMMARY TEMPLATE

Beal K-4 Elementary

ROOM TYPE	Existing Conditions ROOM NFA[1]	# OF RMS	area totals	Proposed 12-01-17 ROOM NFA[1]	# OF RMS	area totals	Proposed 12-12-17 ROOM NFA[1]	# OF RMS	area totals	Proposed 01-11-17 ROOM NFA[1]	# OF RMS	area totals	MSBA Guidelines ROOM NFA[1]	# OF RMS	area totals	Comments
MEDICAL		2	172			950			950			950			710	
Medical Suite Toilet with Shower	54	1	54	100	1	100	100	1	100	100	1	100	60	1	60	
Nurses' Office / Waiting Room				350	1	350	350	1	350	350	1	350	250	1	250	
Examination Room / Resting	118	1	118	100	5	500	100	5	500	100	5	500	100	4	400	
ADMINISTRATION & GUIDANCE		6	1,026			3,335			2,925			2,925			2,925	
General Office / Waiting Room / Toilet	192	2	384	1,000	1	1,000	590	1	590	590	1	590	545	1	545	
Teachers' Mail and Time Room				100	1	100	100	1	100	100	1	100	100	1	100	
Duplicating Room				150	1	150	150	1	150	150	1	150	150	1	150	
Records Room				110	1	110	110	1	110	110	1	110	110	1	110	
Principal's Office w/ Conference Area	168	1	168	200	1	200	200	1	200	200	1	200	375	1	375	
Principal's Secretary / Waiting						0			0			0	125	1	125	
Assistant Principal's Office				150	1	150	150	1	150	150	1	150	120	1	120	
Supervisory / Spare Office				150	1	150	150	1	150	150	1	150	120	1	120	
Conference Room				400	1	400	400	1	400	400	1	400	250	1	250	
Guidance Office [Psychologist/Counselor]				150	3	450	150	3	450	150	3	450	150	3	450	
Guidance Storeroom				35	1	35	35	1	35	35	1	35	35	1	35	
Teachers' Work Room	208	1	208			0			0			0	545	1	545	
Instructional Coaches/Curriculum Coordinator	133	1	133	120	2	240	120	2	240	120	2	240				
Instructional/Curriculum Conference Room	133	1	133	350	1	350	350	1	350	350	1	350				
CUSTODIAL & MAINTENANCE		4	531			2,390			2,390			2,390			2,390	
Custodian's Office	445	1	445	150	1	150	150	1	150	150	1	150	150	1	150	
Custodian's Workshop				375	1	375	375	1	375	375	1	375	375	1	375	
Custodian's Storage		2	38	375	1	375	375	1	375	375	1	375	375	1	375	
Recycling Room / Trash				400	1	400	400	1	400	400	1	400	400	1	400	
Receiving and General Supply				363	1	363	363	1	363	363	1	363	363	1	363	
Storeroom				527	1	527	527	1	527	527	1	527	527	1	527	
Network / Telecom Room	48	1	48	200	1	200	200	1	200	200	1	200	200	1	200	
OTHER			0			370			0			0			0	
Other *(specify)*						0			0			0				
Extended Day Office				120	1	120			0			0				
Extended Day storage				250	1	250			0			0				Floral ±200sqft - Sherwood 230sqft
Total Building Net Floor Area (NFA)			20,221			98,366			94,936			92,686			74,261	
Proposed Student Capacity / Enrollment						790			790			790			790	
Total Building Gross Floor Area (GFA)[2]			33,779			151,484			146,201			142,736			114,550	
Grossing factor (GFA/NFA)			1.67			1.54			1.54			1.54			1.54	

151,484 GSF
Original Program

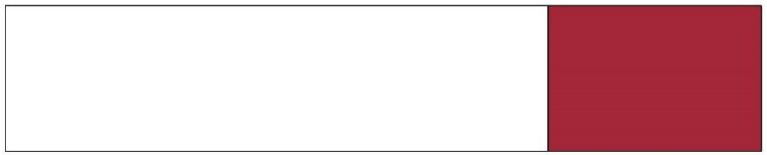
146,201 GSF
5,283 GSF Reduction

142,736 GSF
3,465 GSF Reduction

8,748 GSF Total Overall Reduction

MSBA SPACE SUMMARY TEMPLATE

ACADEMIC



MSBA: 33,800 NSF
PROPOSED: 46,650 NSF

SPECIAL EDUCATION

MSBA: 9,060 NSF
PROPOSED: 12,360 NSF

ART/MUSIC

MSBA: 5,075 NSF
PROPOSED: 5,075 NSF

HEALTH & PHYSICAL EDUCATION

MSBA: 6,300 NSF
PROPOSED: 7,650 NSF

MEDIA CENTER

MSBA: 4,225 NSF
PROPOSED: 4,225 NSF

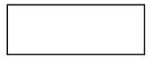
DINING & FOOD SERVICE

MSBA: 9,776 NSF
PROPOSED: 10,461 NSF

MEDICAL

MSBA: 710 NSF
PROPOSED: 950 NSF

ADMIN & GUIDANCE



MSBA: 2,925 NSF
PROPOSED: 2,925 NSF

CUSTODIAL & MAINTENANCE

MSBA: 2,390 NSF
PROPOSED: 2,390 NSF

GROSSING FACTOR: WALLS, CORRIDORS, STAIRS, TOILETS, MECHANICAL ROOMS, STORAGE ROOMS, JANITOR CLOSETS, ETC.

MSBA: 114,550 GSF
PROPOSED: 142,736 GSF

ADDITIONAL AREA REQUIRED BY EDUCATIONAL PROGRAM

TOTAL BUILDING AREA PER MSBA GUIDELINES — 114,500 G.S.F.

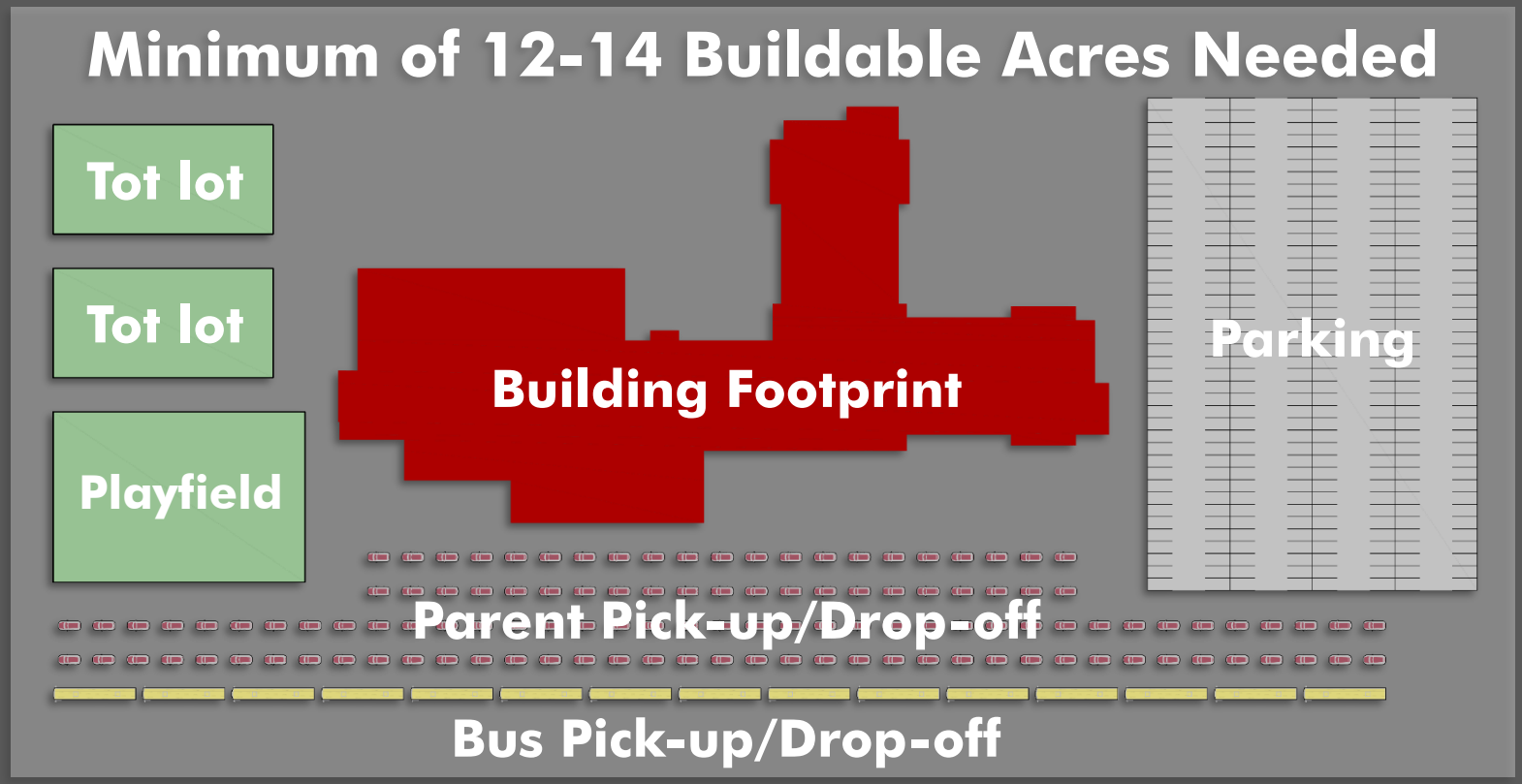
TOTAL BUILDING AREA REQUIRED BY EDUCATIONAL PROGRAM — 142,736 G.S.F.

SPS CURRENT SCHOOL CAPACITIES

	Project Completion Date	Design Capacity	Current Enrollment 10.1.2017	# Over Capacity	% Over Capacity	Notes
Floral	1997	660	750	90	14%	55 Floral Grade 1 students are at Beal due to lack of space at Floral. If you include these we are 145 students or 22% over capcity.
Sherwood	2013	900	967	67	7%	
Oak	2004	900	1009	109	12%	
Shrewsbury High School	2002	1475	1832	357	24%	The Core Spaces [Media Center, Cafeteria,Gymnasium, Etc.] were designed for 1800; Core Academic Spaces design enrollment was 1475. Academic wings were constructed in a way to facilitate future additional expansion.
Total	na	3935	4558	623	16%	

SITE EVALUATION & PROGRAM

- Location
- Size
- Topography
- Access/Frontage
- Wetlands/Water features
- Utilities
- Program



BEAL - BASE REPAIR OPTION

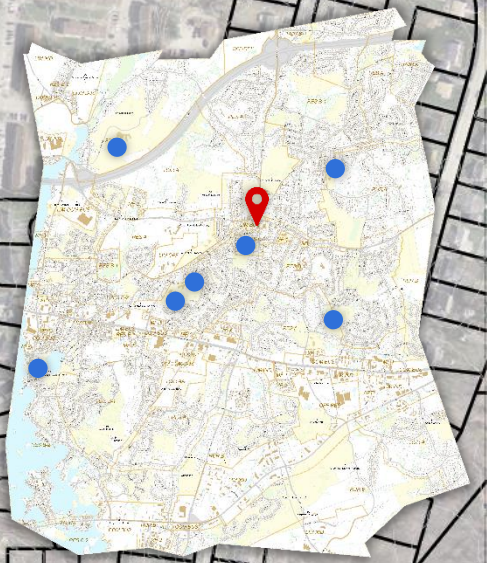
3.86 ACRES
TOWN OWNED

140

MAIN STREET

GRAFTON STREET

MAPLE STREET



BEAL - NEW CONSTRUCTION

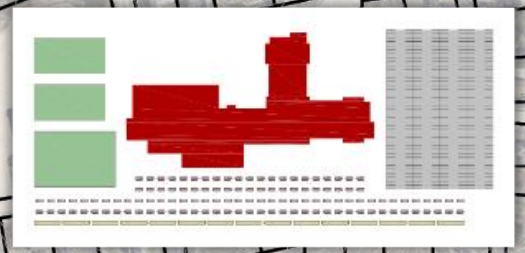
3.86 ACRES
TOWN OWNED

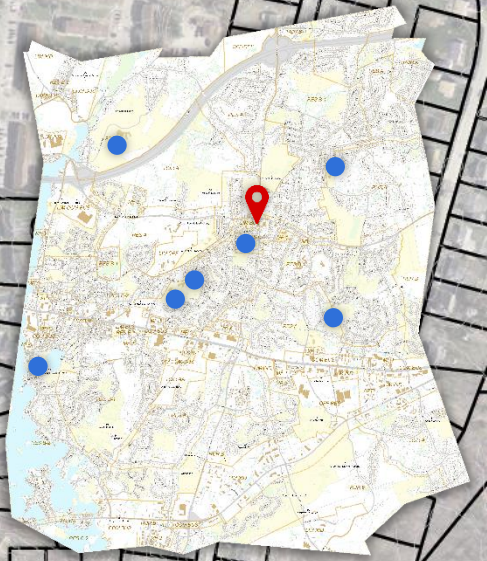
140

MAIN STREET

GRAFTON STREET

MAPLE STREET





GLAVIN CENTER – LAKE STREET

GLAVIN - NEW CONSTRUCTION

GLAVIN - NEW CONSTRUCTION

98.97 ACRES

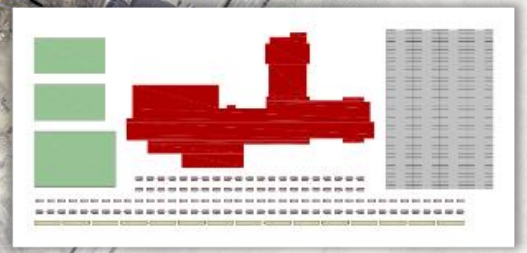
ALLEN FARM – SOUTH STREET

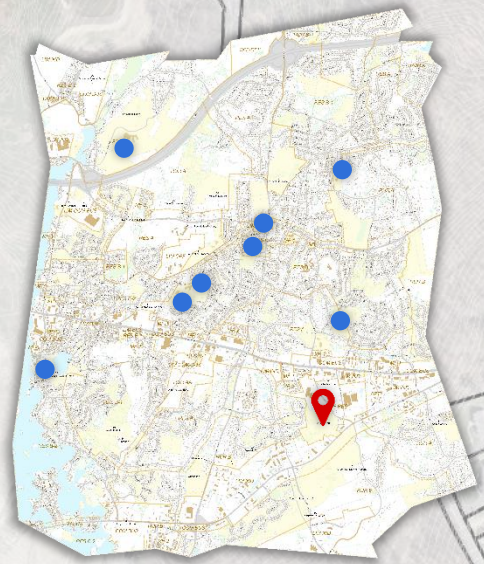
ALLEN - NEW CONSTRUCTION

SOUTH STREET

20

60.89 ACRES
TOWN OWNED





MSBA CONSTRUCTION COST DATA

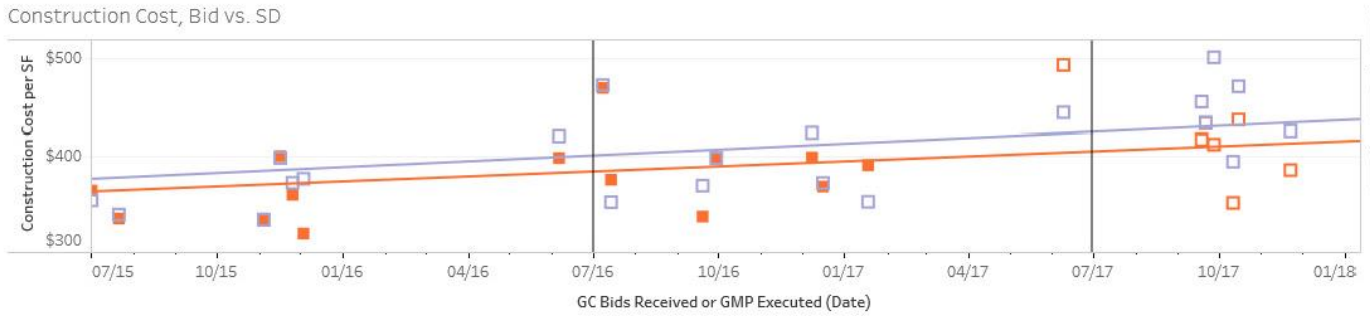
Capital Planning Data & Information: School Construction Costs

This chart includes construction costs for new construction projects as bid from FY 09 through FY 17, as well as construction cost estimates at preferred schematic and at schematic design for projects recently approved by the Board and expected to bid in FY 18 and FY 19. Additionally, the chart provides an inset with a closer look comparing the schematic design estimates to the bids received for FY 16, FY 17 and the first quarter of FY 18. Common economic indicators are included at the bottom of the chart.

To filter the data specific to a Contractor, Designer, and/or OPM, use the filters on the right to uncheck the boxes next to the categories you do not want shown. To uncheck all of the names, uncheck the box next to "All". Please note, for the common economic indicators lines to show, the "Null" box must remain checked. These filters act as "AND" filters when used in combination. (Ex: checking a contractor and a designer will filter to only those projects that had both that contractor and that designer.)

Legend

- PFA Amended
- BID
- SD
- PSR
- 3% Escalation
- Average
- BLS PPI
- RLB Comparative Cost - Boston
- MSBA Construction Funding



Contractor: (All)

Designer: (All)

OPM: (All)

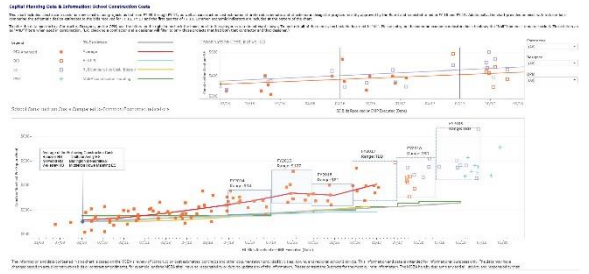
The information and data contained in this chart is based on the MSBA's review of construction cost estimates, contracts and other documentation provided by cities, towns, and regional school districts. This information and data is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information. Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that

MSBA CONSTRUCTION COST DATA

SHERWOOD MIDDLE – 2011	Original	2020
Overall Square Footage:	130,000 sq.ft.	130,000 sq.ft.
Cost/Square Foot:	$263/sq.ft.	**$486/sq.ft.**
Construction Cost:	$34,190,000	**$63,180,000**
Project Cost:	$43,947,705	**$78,975,000**

SHREWSBURY HIGH - 2002		
Overall Square Footage:	265,000 sq.ft.	265,000 sq.ft.
Cost/Square Foot:	$130/sq.ft.	**$486/sq.ft.**
Construction Cost:	$34,565,600	**$128,790,000**
Project Cost:	$43,207,000	**$160,987,500**

FLORAL STREET SCHOOL - 1997		
Overall Square Footage:	84,000 sq.ft.	84,000 sq.ft.
Cost/Square Foot:	$94/sq.ft.	**$486/sq.ft.**
Construction Cost:	$7,918,440	**$40,824,000**
Project Cost:	$9,898,050	**$51,030,000**



Massachusetts School Building Authority

COST/SQUARE FOOT

2017: $415 – 435/sq.ft.

2020: $462 – 486/sq.ft.

S.D. Estimates average 4.5% higher than bids

$483 – 508/sq.ft.

COMPARATIVE COST ANALYSIS

BASE REPAIR OPTION	2020
Overall Square Footage:	34,000 sq.ft.
Cost/Square Foot:	$420 - 472/sq.ft.
Construction Budget:	$14 - 16 Million
Project Budget:	$18 – 20 Million
NEW CONSTRUCTION - BEAL	
Overall Square Footage:	150,000 sq.ft.
Cost/Square Foot:	$463 - 499/sq.ft.
Construction Budget:	$70 – 75 Million
Project Budget:	$87 – 94 Million
NEW CONSTRUCTION - GLAVIN	
Overall Square Footage:	142,800 sq.ft.
Cost/Square Foot:	$481 - 519/sq.ft.
Construction Budget:	$69 – 74 Million
Project Budget:	$86 – 93 Million
NEW CONSTRUCTION - ALLEN	
Overall Square Footage:	142,800 sq.ft.
Cost/Square Foot:	$467 - 504/sq.ft.
Construction Budget	$67 – 72 Million
Project Budget:	$83 – 90 Million

ESTIMATING PROCESS

CONSTRUCTION BUDGET

X 1.25 FACTOR

=

PROJECT BUDGET

1.25 FACTOR INCLUDES:

FURNITURE, FURNISHINGS, & EQUIPMENT

OFF-SITE IMPROVEMENTS

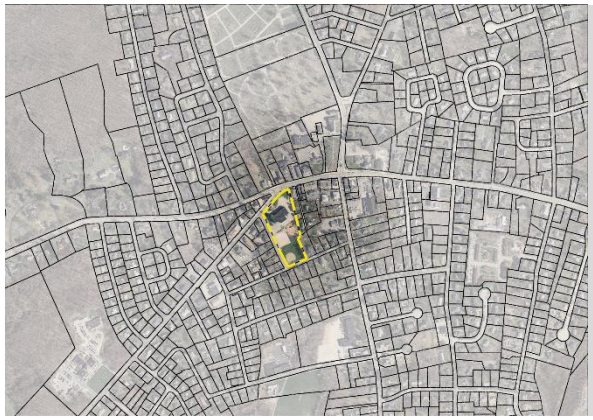
BONDS & LEGAL COSTS

MOVING EXPENSES

OPM & DESIGNER FEES

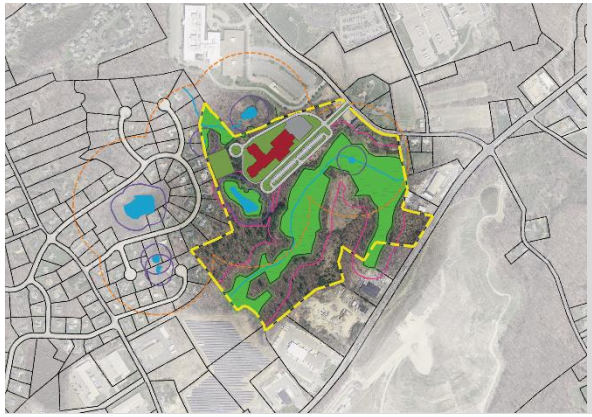
Massachusetts School Building Authority

$483 – 508/sq.ft.



BASE REPAIR OPTION – EXISTING BEAL SCHOOL

NEW CONSTRUCTION – GLAVIN CENTER SITE



NEW CONSTRUCTION – ALLEN FARM SITE

NEXT STEPS

- **PRELIMINARY DESIGN PROGRAM (PDP)**
  - **MSBA Review and Comments**

- **PREFERRED SCHEMATIC REPORT (PSR)**
  - **Further Site Analysis**
    - Traffic Analysis
    - Geotechnical Report
    - Phase-I Report
    - Environmental Report
  - **Sustainable Design**
    - Design Charrette
  - **Building Design & Site**
    - Refinement of Building & Site Layouts
  - **Identification of a Preferred Solution**

BEAL EARLY CHILDHOOD CENTER