



# Beal Building Project Update

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September 12, 2018



# SCHEMATIC DESIGN





# Topics

- Timeline & Our Progress to Date
- Current Beal Early Childhood Facility Condition
- Elementary School Space Needs across District
- State Funding Opportunity/Investment
- Site Identification and Acquisition
- Beal Project Capacity and Design
- Upcoming Decision Dates

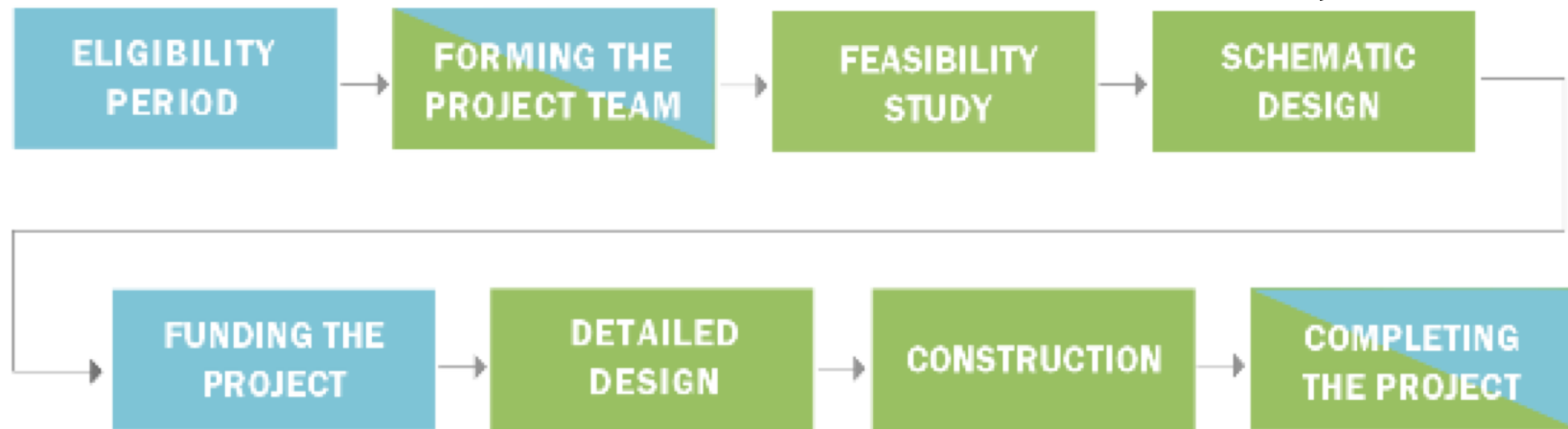
# Timeline

## MSBA Building Process

*Steps primarily for:*

Districts

Construction Professionals



Schematic Design  
was just completed!

We are here.



# Current Beal Early Childhood Center: Facility Condition

- 96 year-old facility
- Estimated cost of \$15.6 million to merely bring the existing building up to current building codes
- This would neither solve our current space problem nor our long-term needs



# Current Beal Early Childhood Center: Facility Condition

- Has served us well but is beyond its useful life as a public school
- Occupancy beyond the next few years will require significant investment in an obsolete building

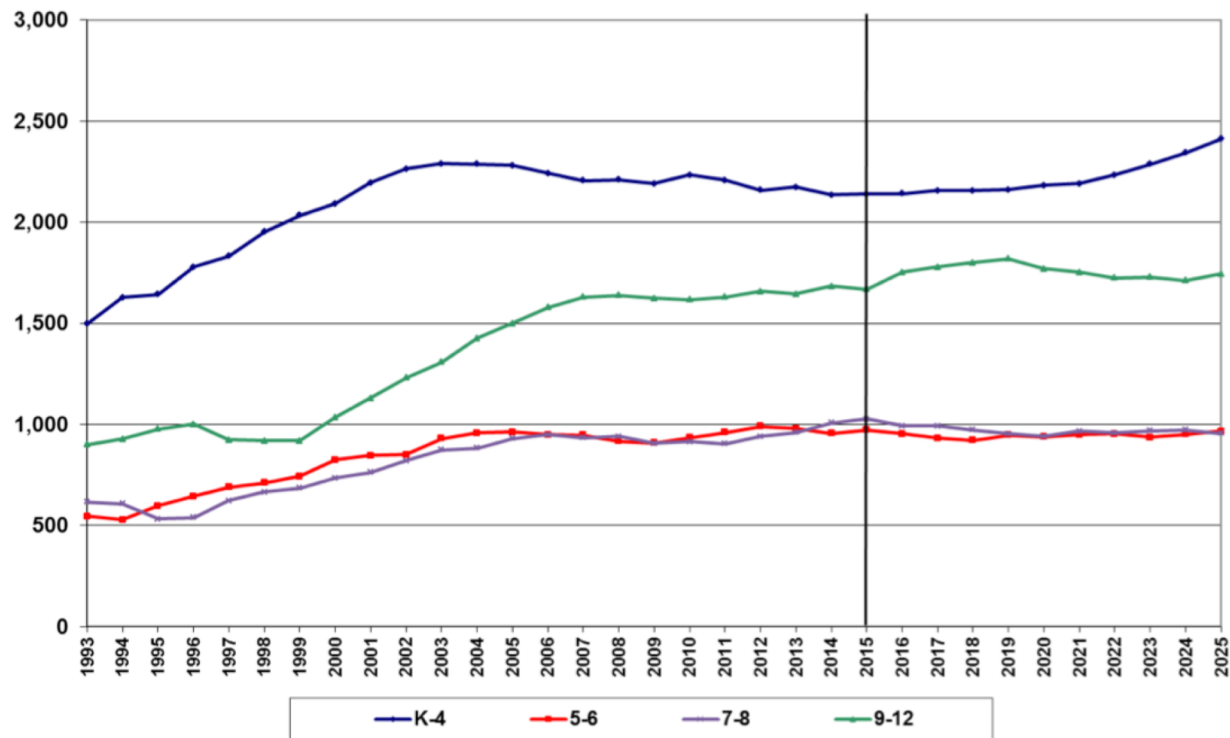


# Elementary School Space Needs

## Too many students, not enough space

MSBA Enrollment Projection – Shrewsbury

Enrollment by Grade Group





# Elementary School Space Needs

Coolidge: No Music Room – Music Instruction “on a cart”



# Elementary School Space Needs

## Beal: Small Group Instruction & Office Area



# Elementary School Space Needs

Beal: Undersized, Combined Music & Art Room





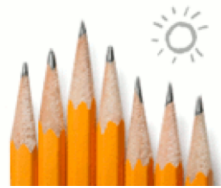
# Elementary School Space Needs

Spring Street: No Music Room – Music Class on the Stage



# State Funding

## Opportunity/Investment: Limited Time



Massachusetts School Building Authority  
*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*

- The Beal Project was one of 26 projects from a pool of 97 applications selected by MSBA in their 2016 annual project selection cycle
- The MSBA is offering Shrewsbury a project subsidy/grant of 54.86% of all “eligible” project costs
- After the MSBA Board of Directors vote on October 31<sup>st</sup>, for a Project Scope and Budget Agreement, Shrewsbury will have 120 days to get affirmative vote on funding our share of the project cost

# State Funding Opportunity/Investment

Category of State Reimbursement	Percent	Note
Base Reimbursement	50.16%	Based on community wealth factors. Same as rate on Sherwood Middle School Project.
Sustainable Design/"Green Building" Incentive Points	2.0%	Must adhere to strict regulations per LEED v.4 sustainable building design
Maintenance and Capital Planning Incentive Points	1.7%	Based upon MSBA review of our current operating and capital maintenance procedures and annual maintenance budgets
Construction Manager at Risk	1.0%	We are fortunate to receive this funding as it is no longer available to communities accepted after January 2016.
<b>Total Reimbursement Rate</b>	<b>54.86%</b>	<b>Based on estimates of our project costs eligible for reimbursement, the net effective reimbursement rate is projected to be 36.08%.</b>



# Site Identification and Acquisition

- Special state legislation was approved by Governor Baker to convey the former Glavin Center parcel to the Town
- 32 potential sites were initially identified, rated, and eventually winnowed to the Glavin parcel as most advantageous
- Located just south of Route 9 and almost equidistant from the east and west town borders, it is well-suited to match our recent and future student growth



# Beal Project Capacity and Design



- Capacity for 790 students
- Kindergarten through Grade 4
- 40 classrooms, 8 sections of each grade level

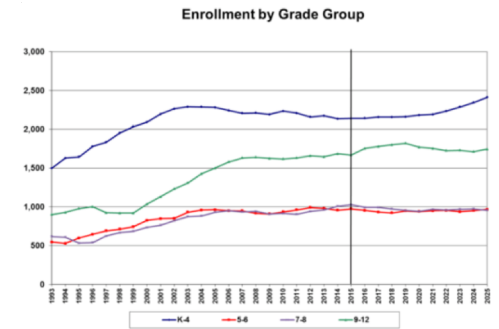
# Beal Project Capacity and Design



- Dedicated space for art, music, media, special education, and specialized instruction
- 141,600 sf
- Total estimated cost of \$92.8 million including re-alignment of Lake Street for safety



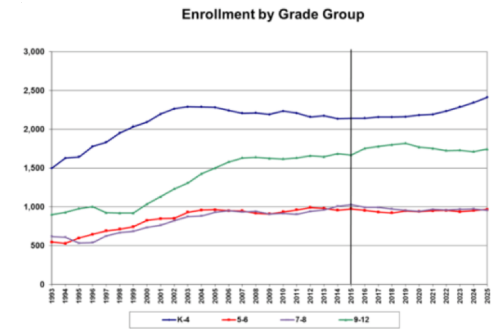
# The Long-term K-4 Solution



Construction of the proposed Beal Project will:

- Alleviate overcrowding at all elementary schools
- Provide equitable educational spaces for all K-4 students across all elementary schools
- Have capacity for projected student growth

# The Long-term K-4 Solution



Construction of the proposed Beal Project will:

- Be situated in a geographically favorable location in town
- Provide space for all Shrewsbury students to have full-day kindergarten
- Be the most cost-effective solution due to significant state reimbursement/project subsidy

# Upcoming Decision Dates

DATE	EVENT	NOTES
October 22 <sup>nd</sup>	Special Town Meeting	A two-thirds affirmative vote is required for debt approval
October 31 <sup>st</sup>	Mass. School Building Authority- Board of Directors Vote on Project Scope and Budget	Allows us to enter into formal agreement and state funding commitment upon successful town-wide election
November 6 <sup>th</sup>	Town-wide Election on the Beal Project	Simple majority required to pass
Fall 2019	Beal Project Design Complete and Bid Solicitation	
Fall 2021	Open New Beal Elementary School	All elementary schools reconfigured to K-4



# SCHEMATIC DESIGN

