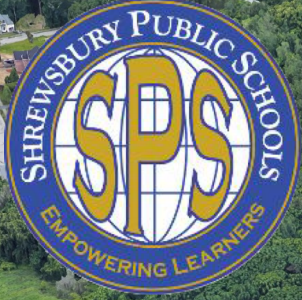


BEAL - SCHEMATIC DESIGN





Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

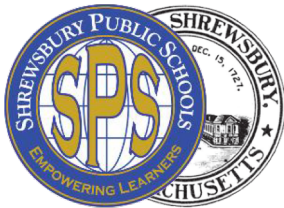


PMA Consultants



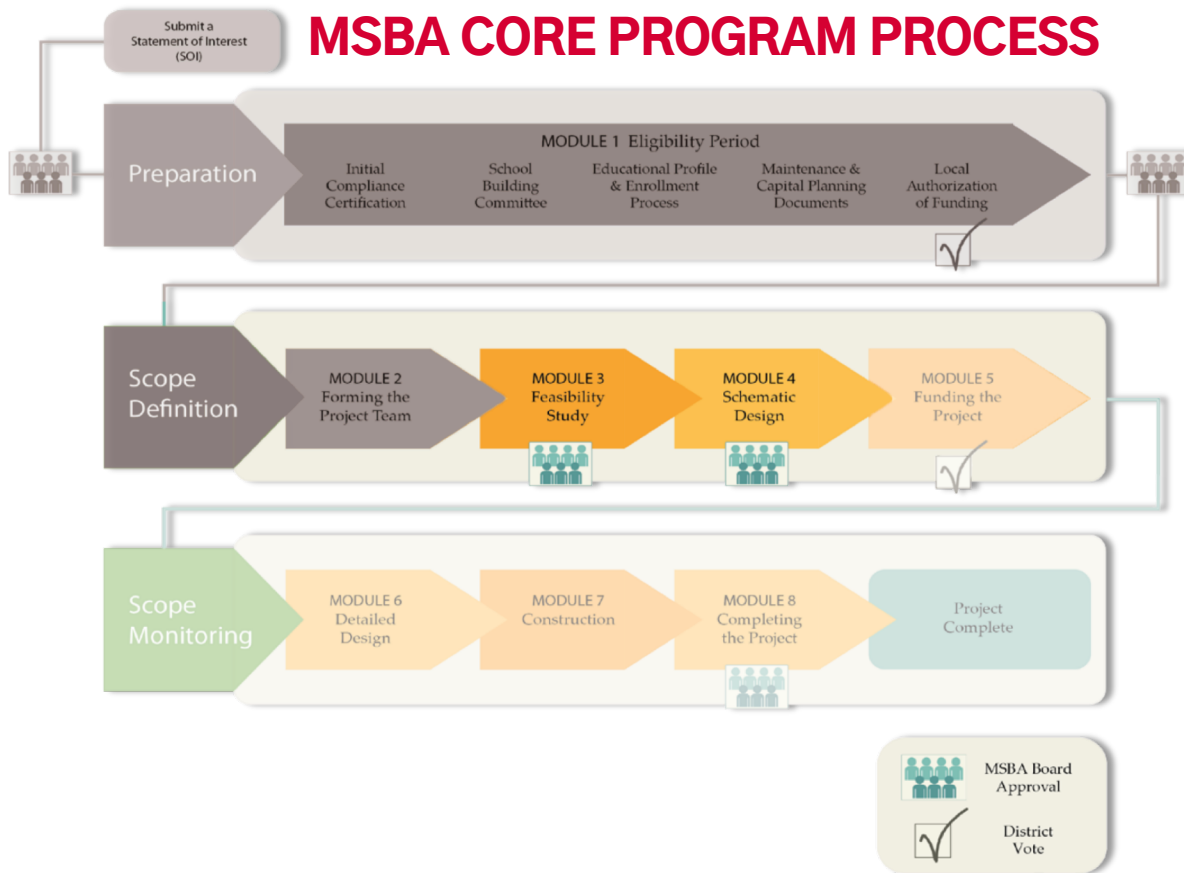
LAMOUREUX • PAGANO

ARCHITECTS PROJECT MANAGERS



Beal Elementary School
School Building Committee

MSBA PROCESS OVERVIEW



MODULE 3: FEASIBILITY STUDY

Preliminary Design Program
Preferred Schematic Report

Feb. 2018

MODULE 4: SCHEMATIC DESIGN

Schematic Design
DESE Submission

Sept. 2018

MODULE 5: FUNDING THE PROJECT

MSBA Scope & Budget Vote
Town Meeting & Ballot Vote

Nov. 2018

MODULE 6: DETAILED DESIGN

Design Development
Construction Documents

Sept. 2019

MODULE 7: CONSTRUCTION

Construction Administration
Occupancy of Building

Aug. 2021

DEVELOPED EDUCATIONAL PROGRAM

790 Students | 40 General Classrooms | K-4 Elementary School

EXISTING BEAL EVALUATION

34,000 GSF | Constructed 1922 | 3.86 Acre Site

ALTERNATIVE SITE EVALUATION

31 Sites Reviewed | Shortlisted 6 Sites | Studied 2 Sites

OPTIONS DEVELOPMENT

South Street & Glavin Center Design Options | Four Options; Two For Each Site


























PREFERRED SOLUTION

Glavin Center Selected as Preferred Option | Fulfilled All Programmatic Needs

SCHEMATIC DESIGN






Advanced Site & Building Designs | Gather Additional Site Information | Identify Scope & Budget

CURRENT CONFIGURATION

	GRADE LEVELS # OF SECTIONS	DEDICATED MUSIC SPACES	DEDICATED ART SPACES	DEDICATED SPECIAL EDU.	DEDICATED E.L.L.
 COOLIDGE	K-4 SECTIONS VARY				
 PATON	K-4 SECTIONS VARY				
 SPRING	K-4 SECTIONS VARY				
 FLORAL	1-4 SECTIONS VARY				
 BEAL	K-1 SECTIONS VARY				

DISTRICT WIDE FULL-DAY KINDERGARTEN IS CURRENTLY NOT ACHIEVABLE DUE TO SPATIAL LIMITATIONS.

K-4 CONFIGURATION

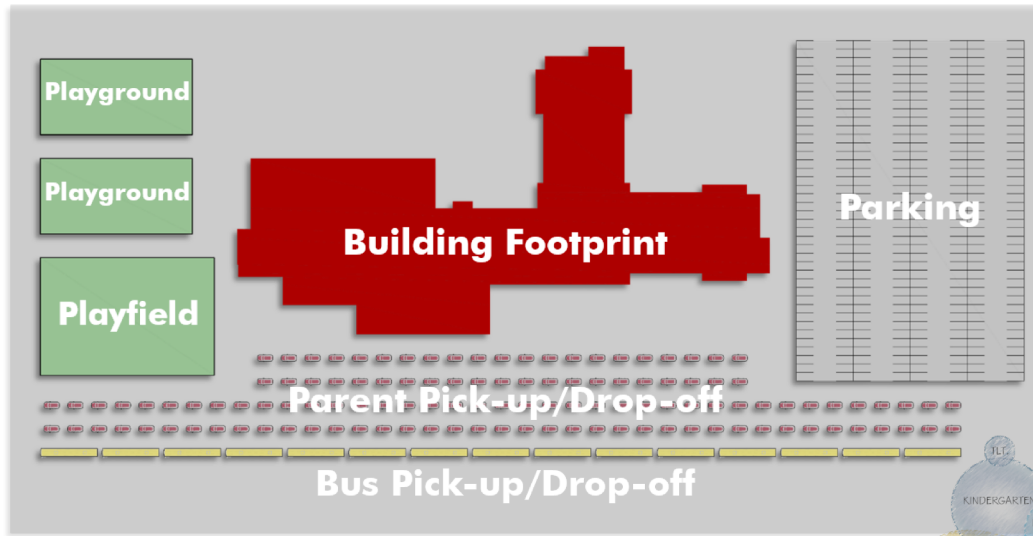
	K-4 SECTIONS PER GRADE	DEDICATED MUSIC SPACES	DEDICATED ART SPACES	DEDICATED SPECIAL EDU.	DEDICATED E.L.L.
 COOLIDGE	K-4 3 SECTIONS EACH	●	●	●	●
 PATON	K-4 3 SECTIONS EACH	●	●	●	●
 SPRING	K-4 3 SECTIONS EACH	●	●	●	●
 FLORAL	K-4 6 SECTIONS EACH	●	●	●	●
 BEAL 2.0	K-4 8 SECTIONS EACH	●	●	●	●

PARITY AMONGST ALL THE K-4 SCHOOLS & DISTRICT WIDE FULL-DAY KINDERGARTEN IS ACHIEVED WITH CONSTRUCTION OF THE NEW BEAL ELEMENTARY SCHOOL

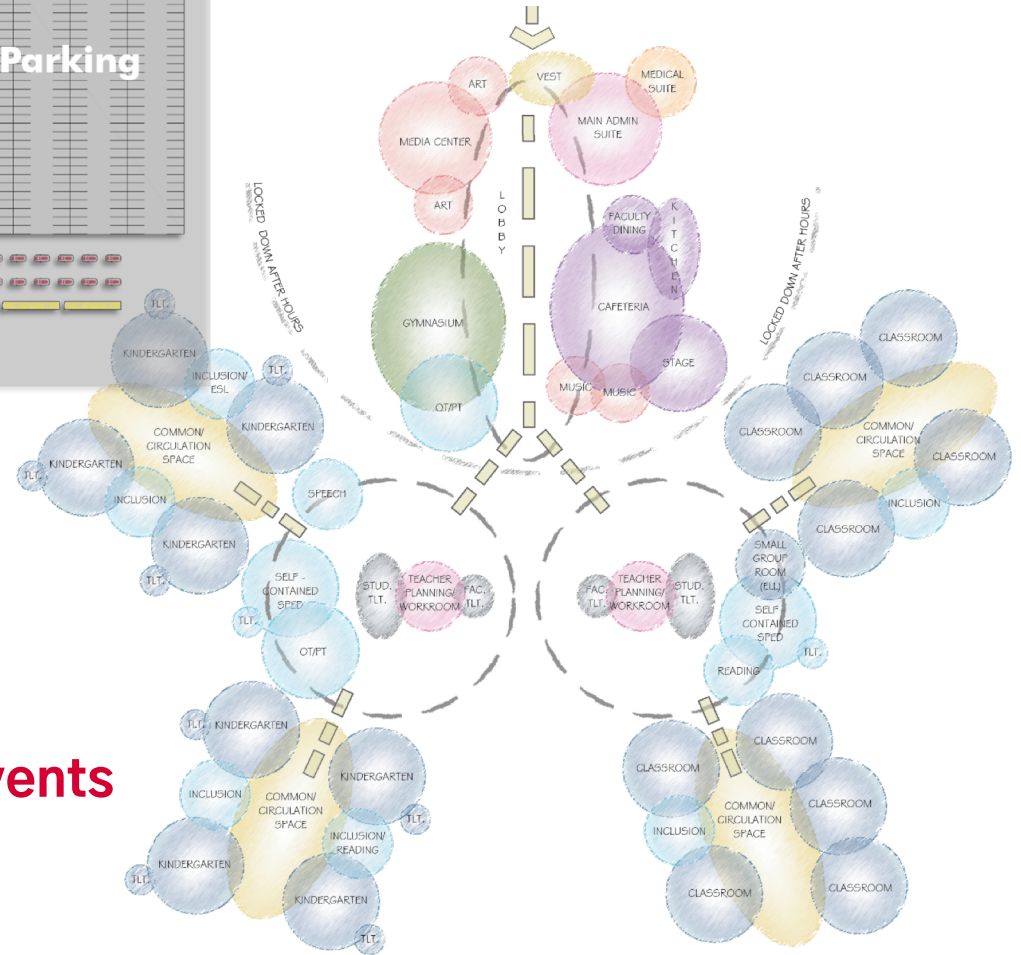
INFORMATION GATHERING

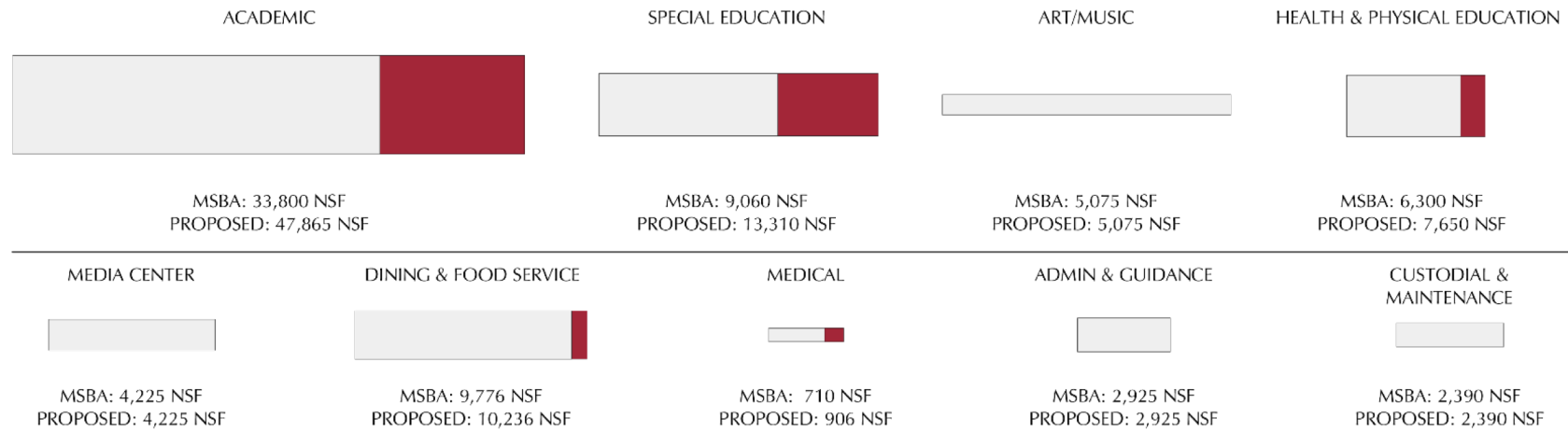


LEED
v4



- **790 Students | K-4**
- **± 142,000 GSF Building**
- **120 Cars Pick-up/Drop-off**
- **12-14 Buildable Acres**
- **130 Parking Spots**
- **350 Total Spots for Special Events**
- **12-15 Buses**





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



151,484 GSF
Original Program




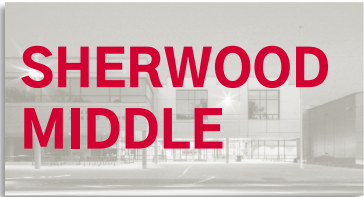
146,201 GSF
5,283 GSF
PDP Reduction

142,736 GSF
3,465 GSF
PSR Reduction

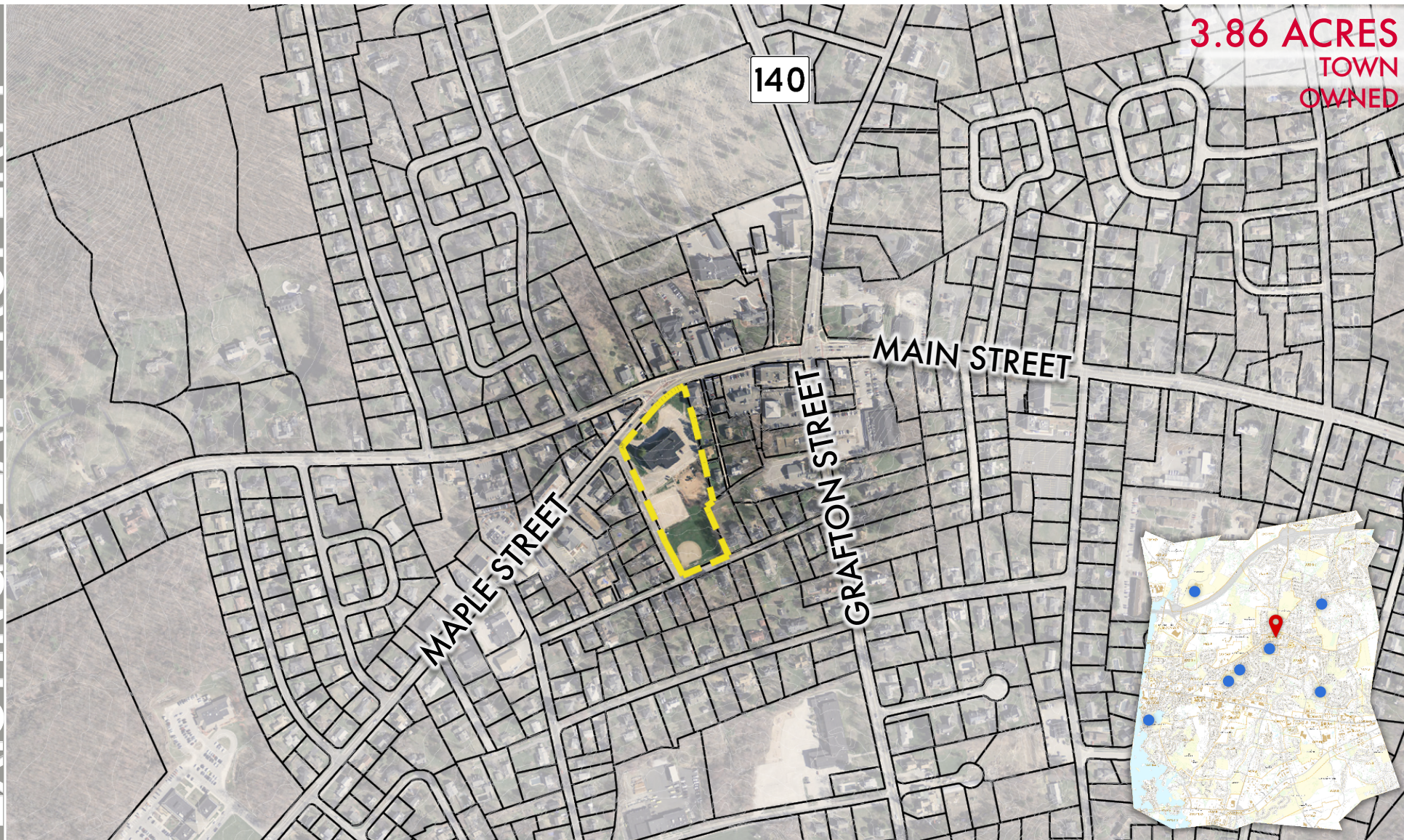
141,600 GSF
1,136 GSF
SD Reduction

9,884 GSF Total Overall Reduction

CURRENT CAPACITIES

	COMPLETION DATE	DESIGN CAPACITY	CURRENT ENROLLMENT	% OVER CAPACITY
 FLORAL	1997	660	750	14%
 HIGH SCHOOL	2002	1475	1832	24%
 OAK MIDDLE	2004	900	1009	12%
 SHERWOOD MIDDLE	2013	900	967	7%

EXISTING BEAL PROPERTY



BEAL NEW CONSTRUCTION

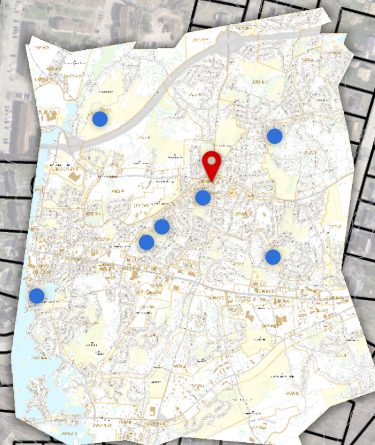
3.86 ACRES
TOWN
OWNED

140

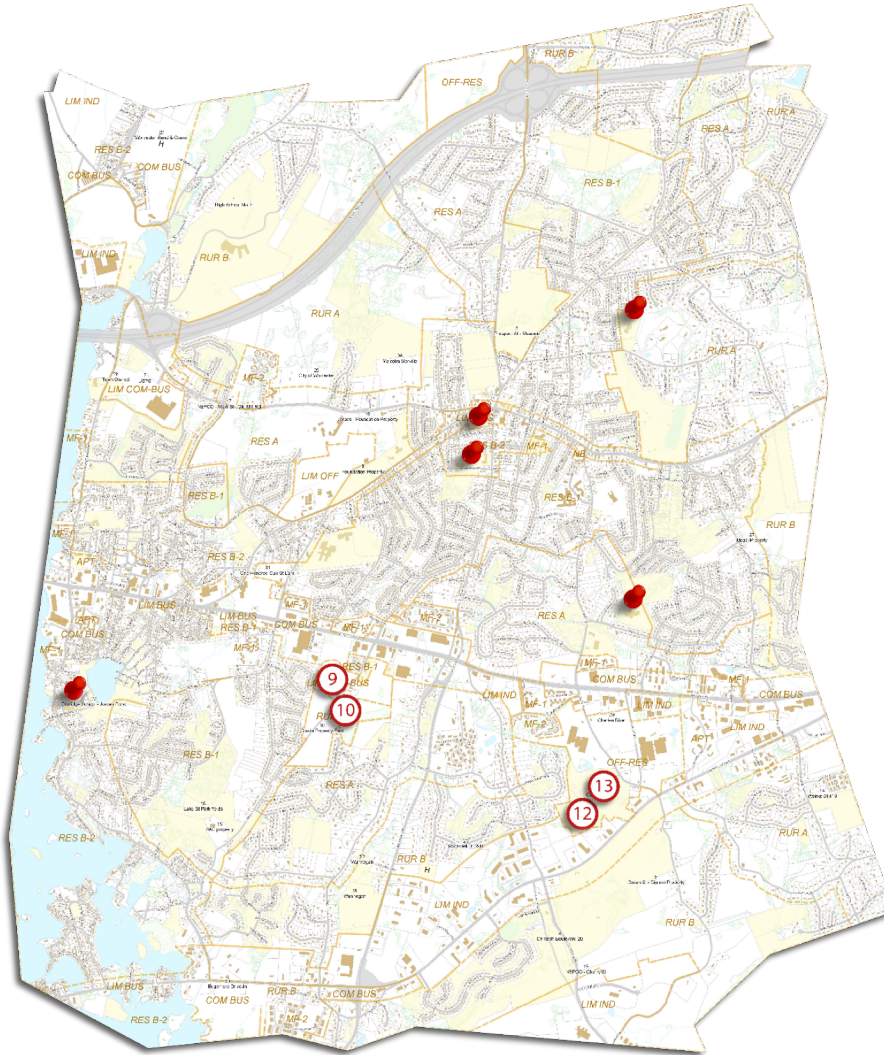
MAPLE STREET

GRAFTON STREET

MAIN STREET



INDEX OF SITES EVALUATED



- 01 | Holden Street | Town Owned | 194.17 Acres
- 02 | Boylston Street | 129.77 Acres
- 03 | Prospect Street | Town Owned | 70.71 Acres
- 04 | Centech Boulevard | Town Owned | 70.87 Acres
- 05 | Green Street | 13.76 Acres
- 06 | Green Street | 71.76 Acres
- 07 | Main Street | 51.71 Acres
- 08 | Maple Street | Town Owned | 19.7 Acres
- 09-10 | Lake Street | 98.97 Acres
- 11 | Grafton Street | Town Owned | 29.7 Acres
- 12-13 | South Street | Town Owned | 60.89 Acres
- 14 | Walnut Street | Town Owned | 24.7 Acres
- 15 | Cherry Street | 22.0 Acres
- 16 | Maple Avenue | 42.15 Acres
- 17 | Main Street | 17.11 Acres
- 18 | Lake Street | 9.3 Acres
- 19 | Lake Street | Town Owned | 27.8 Acres
- 20 | Rockwell Drive | 7.97 Acres
- 21 | Farmington Drive | Town Owned | 5.89 Acres
- 22 | Florence Street | Town Owned | 14.27 Acres
- 23 | Holden Street | 113.1 Acres
- 24 | Holden Street | 88.65 Acres
- 25 | Main Street | 74.92 Acres
- 26 | Main Street | 20.55 Acres
- 27 | Walnut Street | 45.15 Acres
- 28 | N. Quinsigamond Avenue | Town Owned | 4.84 Acres
- 29 | South Street | 42.44 Acres
- 30 | Hartford Turnpike | 56.57 Acres
- 31 | Oak Street | 9.7 Acres

GLAVIN CENTER PROPERTY



GLAVIN CENTER PROPERTY



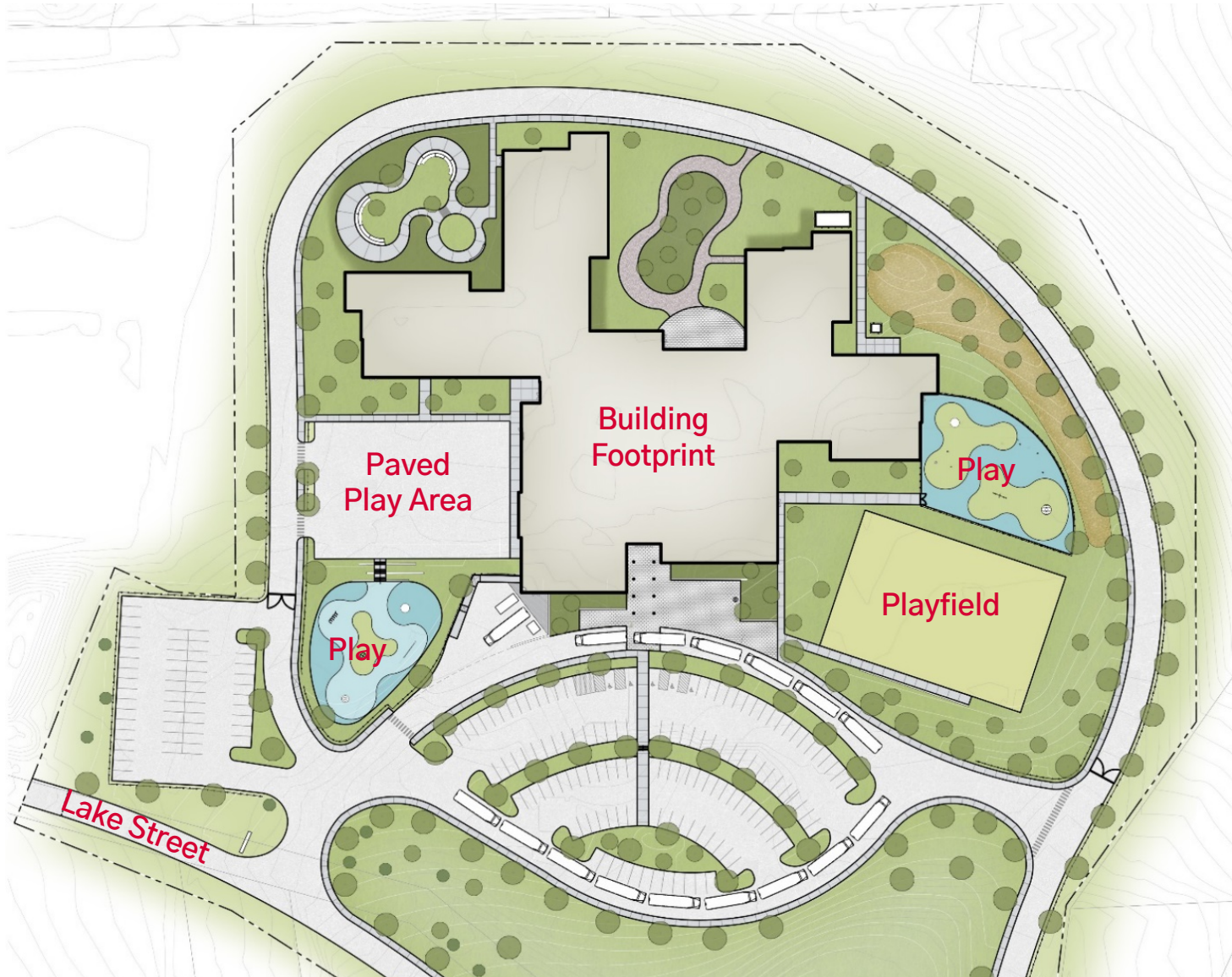
GLAVIN CENTER PROPERTY



SCHEMATIC DESIGN



SCHEMATIC DESIGN

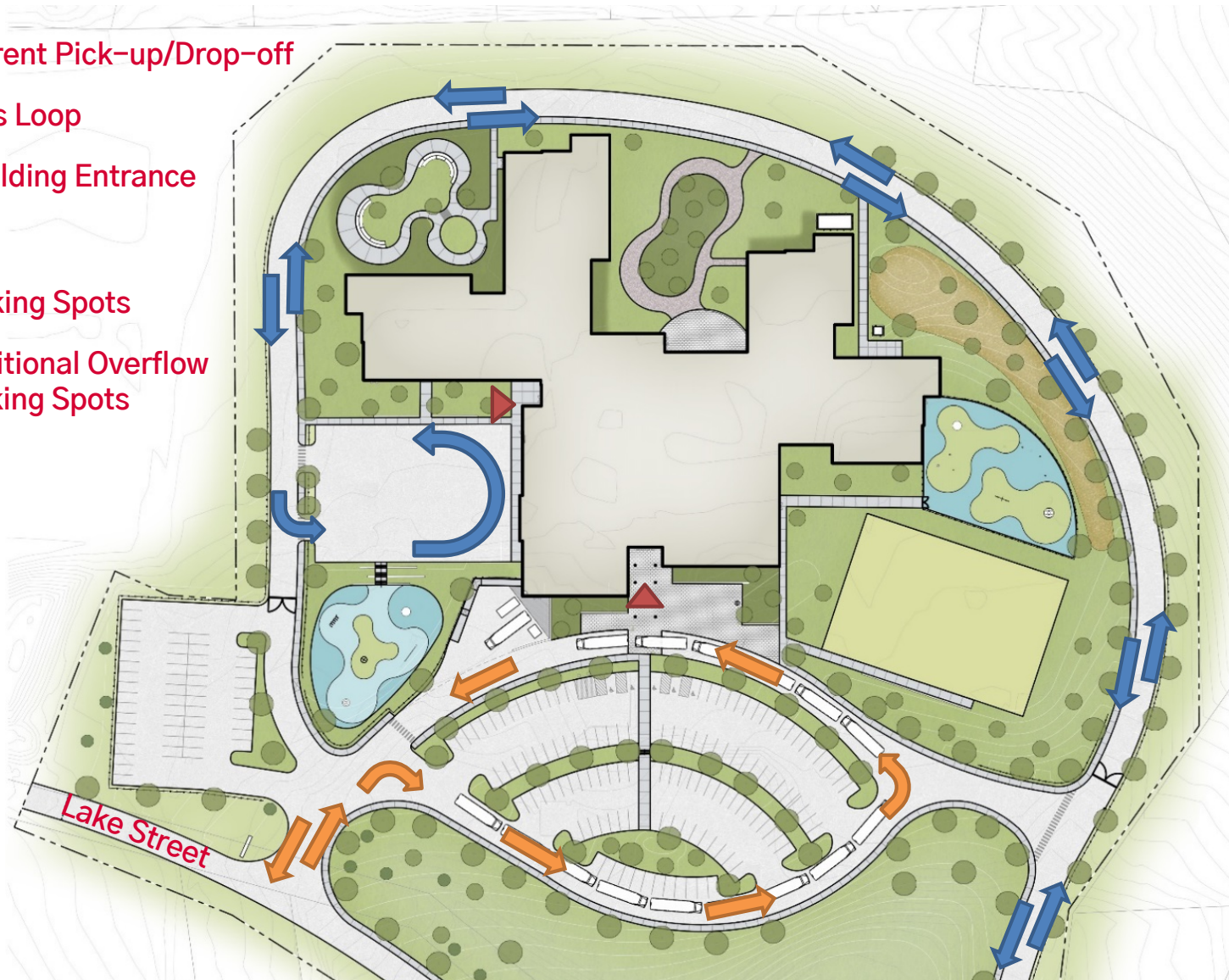


SCHEMATIC DESIGN

- ➡ Parent Pick-up/Drop-off
- ➡ Bus Loop
- ▲ Building Entrance

185 Parking Spots

170 Additional Overflow
Parking Spots



SCHEMATIC DESIGN



Main Floor Plan

Ground Floor Plan

- Admin./Nurse
- Cafetorium
- Gymnasium
- Media Center
- Music
- Art
- Classroom
- Special Ed./Support
- Circulation

Section Through Lobby

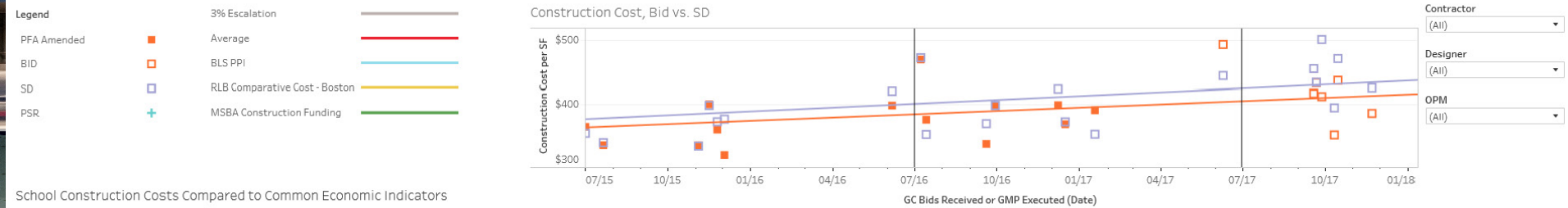


2011 - \$43,947,705

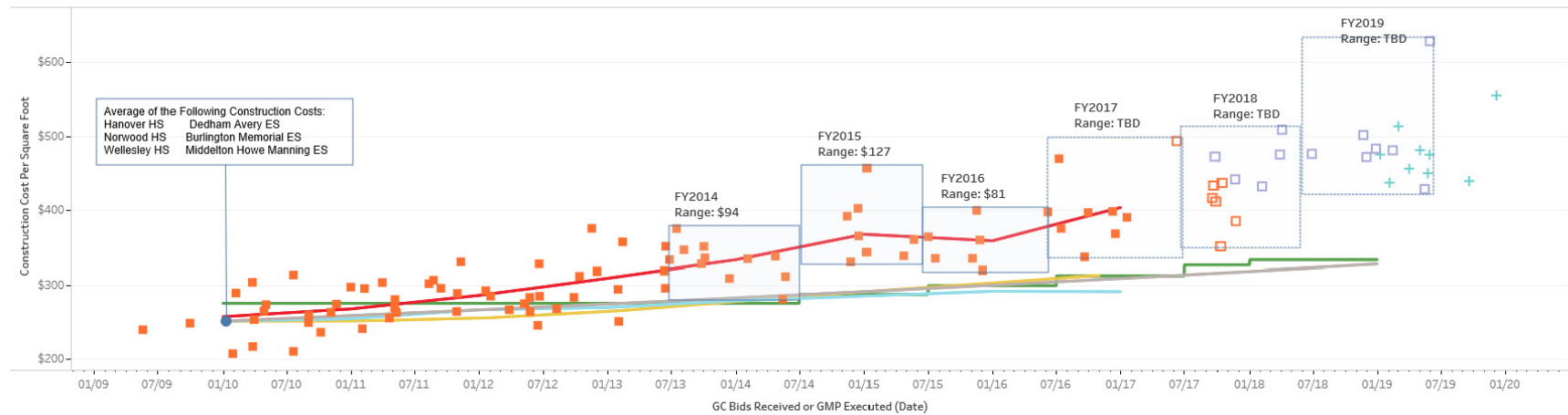
Capital Planning Data & Information: School Construction Costs

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.)



School Construction Costs Compared to Common Economic Indicators



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



\$31,000,000

4.5% higher than bids

\$483 - 508/sq.ft.



CM @ RISK PROJECTS

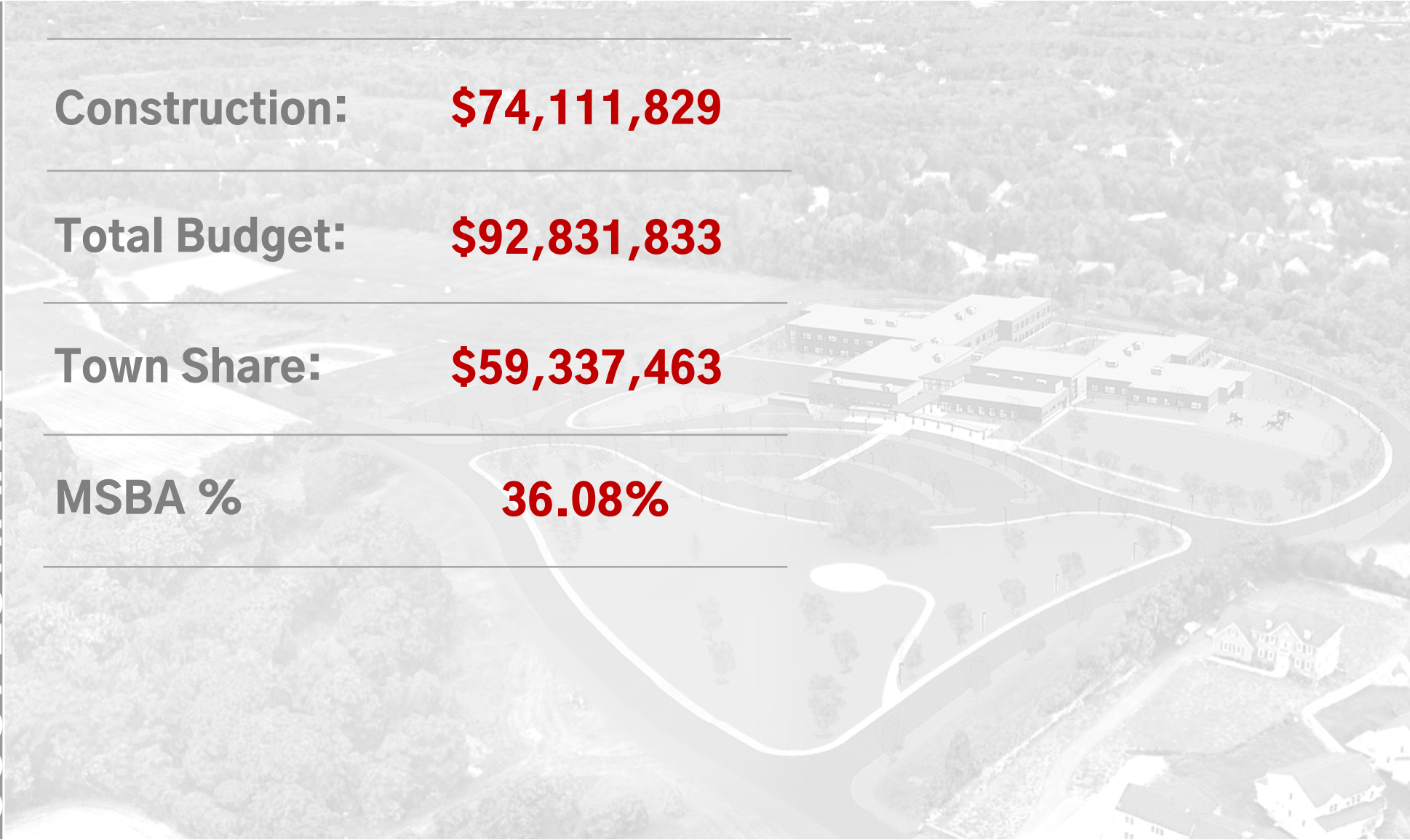


Construction: **\$74,111,829**

Total Budget: **\$92,831,833**

Town Share: **\$59,337,463**

MSBA % **36.08%**



SCHEMATIC DESIGN SUBMISSION | SEPTEMBER 12, 2018

TOWN MEETING VOTE | OCTOBER 22, 2018

MSBA PROJECT SCOPE & BUDGET VOTE | OCTOBER 31, 2018

BALLOT VOTE | NOVEMBER 6, 2018



