Upham - Existing Conditions
Upham

- Site large enough to build while operating existing school
- Modulars nearing useful life
- Ledge increases construction cost

Discussion Points
- Access & Traffic
- Land Locked Neighborhood
- Building Layout
- Elevation & Grading
Upham

Existing Classroom Areas
Kindergarten: 850-1700 SF
Grades 1-5: 850-1000 SF

MSBA Standard
Kindergarten: 1100 SF Min. - 1300 SF Max.
Grades 1-5: 950 SF Min.

Current Enrollment
243 Students

Existing Building: 36,481 GSF
Including 2 modular classrooms
Demo:
Reno:
Add:

First Floor
Upham School

May 26th HHU Committee Presentation
Impact of Facilities on Education at Upham

1. Upham Elementary has its own set of challenges due to the constraints of the layout of the physical plant. There are three different levels set apart by stairwells. The stairwells are not ADA compliant and possess challenges for proper educational servicing of students.

2. Lack of small, supplementary office space for adult collaboration, interventions, and special education services.

3. "Cafegymatorium" used for lunch. PE cannot be scheduled for a two-plus hour window during the day. Other challenges of the space:
   a. It is too small
   b. We need it for OT/PT/Assemblies/Guest Performances
   c. The stage is storage for PE, food preparation, voting, and OT/PT equipment.

4. OT/PT space is not adequate for service delivery. It is placed behind the stage and cannot be scheduled during the use of the gymnasium.

5. The constraints of the outdated classrooms do not allow for adequate small group work—especially to support the research-based recommendation to provide "push-in"/inclusion services.

6. We have dedicated spaces for our four ASD(Autism Spectrum Disorder) classrooms. None of which are in compliance.

7. Special Education teachers and Speech and Language Pathologists share a space that was originally used as a storage closet.

8. Lack of adequate storage is another challenge. We place our leveled library under a stairwell and store needed classroom furniture off site.

9. No conference room for meetings other than the principal's office.

10. Modular classrooms
    a. Water leaks
    b. Inadequate size

11. Front office does not have a view to the front door.

12. Not enough adult bathrooms.
General Limitations:

- Building internal circulation and room adjacencies
- Lack of SPED and specialty spaces (converted storage rooms)
- 20+ year old wooden modular classrooms
- Indoor air quality not ideal (old HVAC systems)
- No designated cafeterias
- Significant asbestos at both schools
- Accessibility/ADA issues
- Site limitations: parking, pickup/drop off and traffic

Building Systems Needs:

- New HVAC systems
- New windows
- Sprinkler systems to be added
- New fire and burglar alarm systems
- New lighting systems
- New IT infrastructure
- New plumbing systems (fixtures, sinks, HW heaters and piping)
- New electrical distribution systems (switches, panels and wiring)
- New bathrooms
- New interior doors and transoms
- New stair railings
- New clocks, intercoms, PA
- Exterior masonry repair/repoint
- New finishes (walls, ceilings, flooring, lockers, classroom cabinetry)
- Room renovations: new partitions and similar “fitup” work for SPED and specialty office spaces
- Gymnasium - new wooden floor and equipment
- Provision for new/renovated kitchen area
- Site: new paving, new utilities, new lighting, ADA improvements, possible landscaping/playground

Probable Required Code Upgrades:

- Accessibility:
  - Elevator at Upham and chair lift in gymnasium for stage access
  - Bathroom and door modifications
- Thermal: add/increase insulation to exterior walls and roof
- Structural: Seismic and possible strengthen for snow drifts (wood roof structure at Hardy)

Structural Core to Remain: Concrete foundation, roof structure, bearing walls and some non-bearing partitions.
MSBA PROJECT

HARDY / UPHAM

School Tours
September 6 & 12, 2018

School Committee

Board of Selectmen

MSBA Project: Feasibility & Schematic Design - 2018 STM
Project Goals

• Support our K-5 learners academically, socially, and emotionally
• Address critical systems needs
• Provide facilities that meet 21st Century educational needs in a fiscally responsible manner
Hardy/Upham Project Details

- SC, BOS, MPC: Build 19-classroom school
- Three classrooms per grade
- Design Enrollment approx. 375 students
- To be built according to MSBA standards developed and refined over the past decade
- New school likely will include SKILLS program for students on autism spectrum (currently housed at Upham)
MSBA Process

• Highly structured, prescribed process
• Project phases are similar to the typical Town process
  • Feasibility, Design, Construction
• Two funding votes
• Along the way:
  • Documentation of progress is submitted to MSBA
  • SBC works closely with MSBA technical staff at each step
  • Approval is required from the MSBA Board of Directors at certain milestones
# Project Timing – Best Guess

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>November 2018</td>
<td>Complete Eligibility Period</td>
</tr>
<tr>
<td>May 2019</td>
<td>Form project team</td>
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<tr>
<td>May 2020</td>
<td>Complete Feasibility Study</td>
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<tr>
<td>November 2020</td>
<td>Complete Schematic Design</td>
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<tr>
<td>March 2021</td>
<td>Town Meeting and debt exclusion votes</td>
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<tr>
<td>May 2022</td>
<td>Complete Detailed Design</td>
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<tr>
<td>May 2024</td>
<td>Complete construction</td>
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<tr>
<td>September 2024</td>
<td>Open new school</td>
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# Hardy/Upham Appropriation (Feasibility)

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<tr>
<th>Service</th>
<th>Amount</th>
<th>Description</th>
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<tr>
<td>Owner’s Project Manager</td>
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<td>Swing Space Study</td>
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<td>Basic Architectural Services</td>
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<td>Topographical Survey</td>
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<td>Board Presentations</td>
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<td>Wetlands Flagging</td>
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<td>Feasibility Contingency (15%)</td>
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<td>Geotechnical</td>
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<td>Environmental Phase 1</td>
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<td>Sustainability</td>
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Subtotal: $980,000  Feasibility Total: $1,127,000  Total: $1,250,000
## Hardy/Upham Appropriation (Schematic Design)

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