Three properties acquired by Town at April 2018 STM

Hardy - Existing Conditions
Hardy

- Site large enough to build new while operating existing
- Renovation/Addition may be a possibility
- Modulards nearing useful life
- Traffic and internal circulation issues to be addressed
- Determine "Historic" Value of Original Building

Discussion Points
- Water Protection Zone
- Morses Pond: Water Supply
  - Protection District Requiring SPGA
    (Special Permit Granting Authority)
- Grade Change
- Building Layout
- Traffic Safety
- Play Space
Hardy

Existing Classroom Areas
Kindergarten: 1100-1200 SF
Grades 1-5: 850-950 SF

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

Current Enrollment
306 Students

Existing Building: 45,909 GSF
Including 4 modular classrooms
Demo:
Reno: 1924
Add:
Hardy

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Lower Level
Impact of Facilities on Education at Hardy

1. Hardy Elementary has its own set of challenges due to the design and condition of the physical plant. The Front office is located in a different part of the school, away from the main entrance. One classroom is located at the main entrance which presents a security concern for many. The physical layout of the school design does not flow well since sections were built at different time periods.

2. Lack of small, supplementary office space for adult collaboration, interventions, ELL services, OT and special education services. We currently have faculty in four small spaces as offices. Three of these do not have ventilation, and two are closets. Children cannot receive supportive services in one of the spaces.

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, WCCC, and OT/PT equipment.

4. PT space is not adequate for service delivery. It is placed on 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 The constraints of the outdated classrooms do not allow for adequate small group work- especially to support the research-based recommendation to provide "push-in"/ inclusion services.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. English Language Learners, Occupational Therapy ad Math Intervention share a space resulting in service delivery and scheduling challenges that have a negative impact on students.

7. Lack of adequate storage is another challenge. There are two closets to house all of the school consumable and additional instructional materials. We store classroom furniture off site.

8. The school stage is used for additional storage and serves as office space for WCCC and PT. As a result, we cannot use our stage for school performances.

9. Typically, schools have a dedicated room to store leveled instructional reading books so teachers can check out books for guided reading groups. At Hardy our leveled instructional reading books are stored in two separate hallway locations resulting in congested areas.

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

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

12. Not enough adult bathrooms.
9/6/18 UPHAM AND 9/12/18 HARDY TOURS: BUILDING LIMITATIONS

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/repaint
- 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.