

An architectural rendering of Bartlett High School, a modern brick building with large glass windows. The school is surrounded by greenery, including trees and a lawn. In the foreground, a group of students is sitting at outdoor tables, some using laptops. An American flag is visible on the left. The sky is blue with some clouds.

# Feasibility Study Update

## Bartlett High School

Webster, Massachusetts



Webster Public Schools



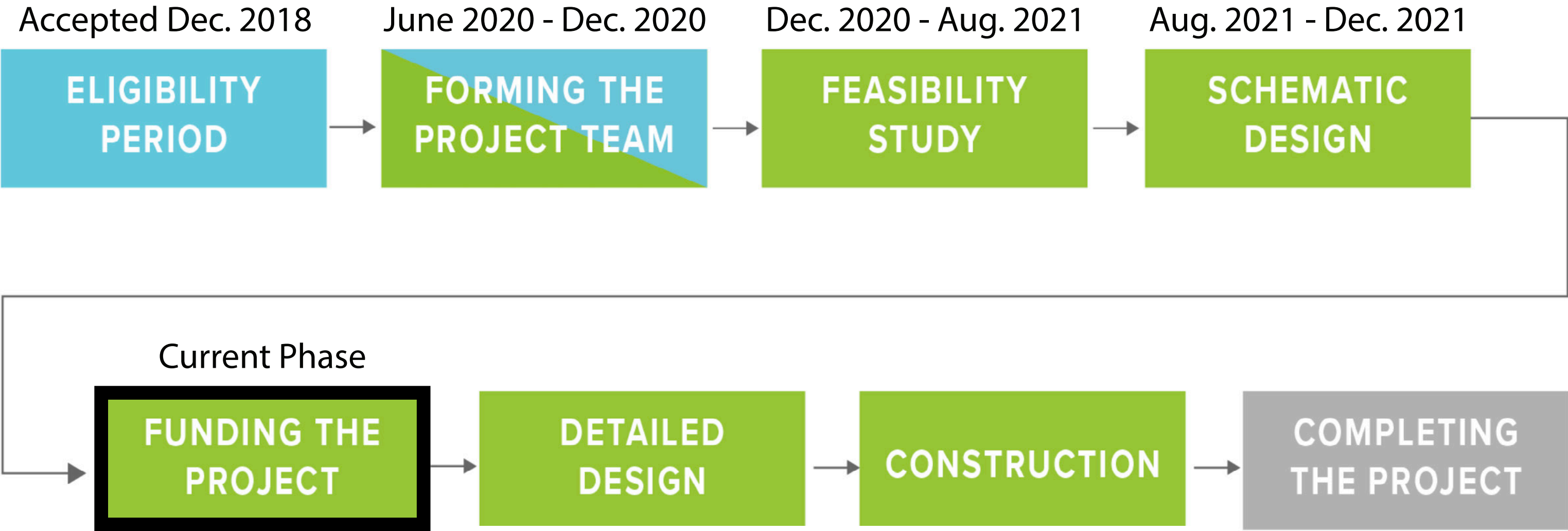
# FLANSBURGH



# How Did We Arrive at This Point?

- The Webster School District submitted Statements of Interests (SOIs) for the Bartlett High School project in **2013, 2014, 2015, 2016, and 2017**. In 2018, the District's **6th SOI** was accepted for the Massachusetts School Building Authority's (MSBA's) grant program.
- All SOIs were for the MSBA's Core Program. The Core Program provides funding for projects that need to address both educational improvements and building improvements. Park Avenue Elementary was also completed through the MSBA Core Program.
- In August of 2021, the MSBA voted to approve the renovation option for the project.
- In March of 2022, the MSBA voted to approve the schematic design of the project.

# MSBA Building Process



Steps Primarily For:





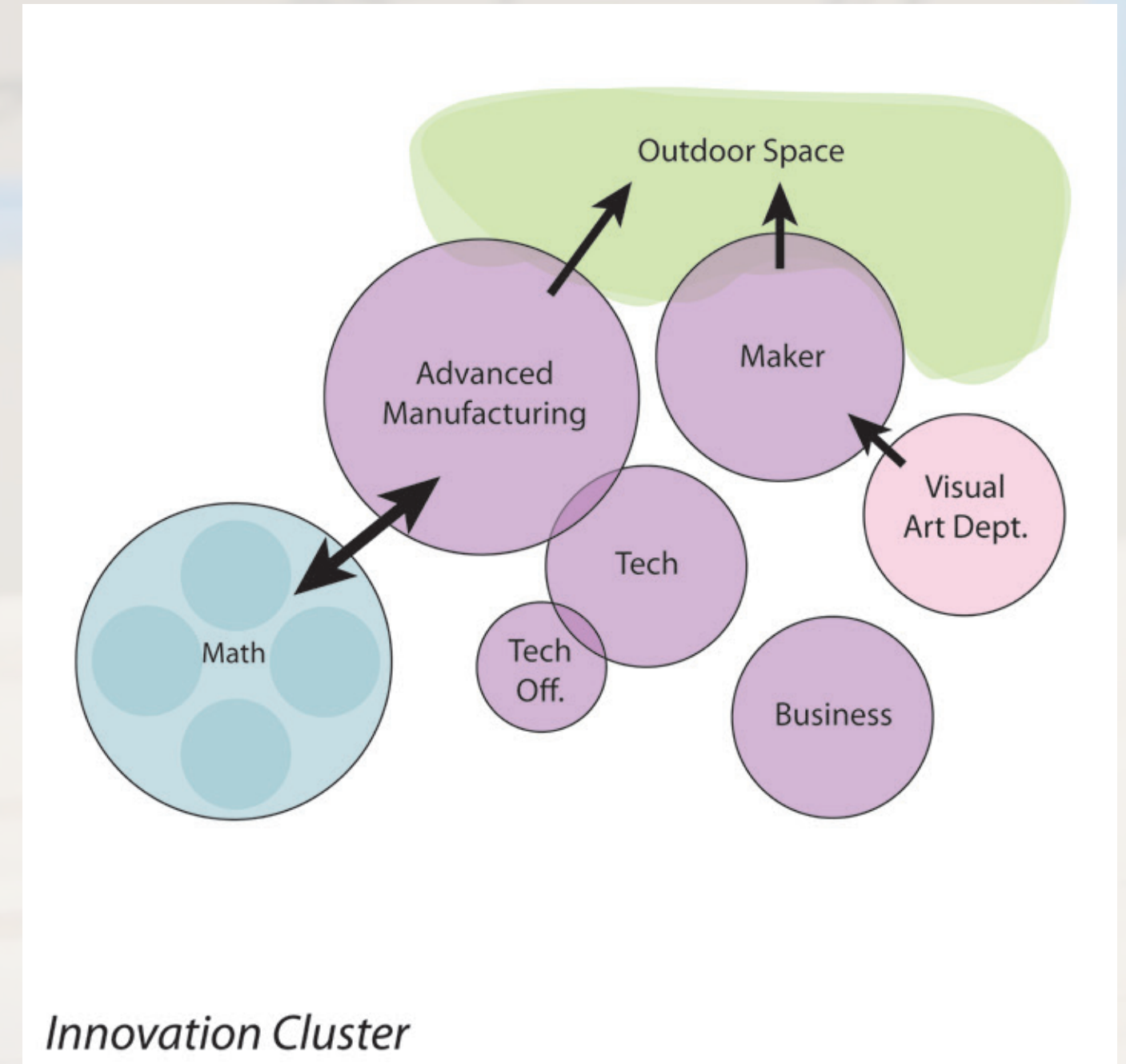


# Educational Vision



## Why We Need To Change Educational Programming

- Education has changed
- Students have changed
- Job market has changed
- Students need industry experience prior to graduation in order to enter the workforce and earn a living wage.
- The traditional high school model of preparing students for the college experience is outdated.
- About 25% of BHS students go directly into the workforce and most do not go into high wage jobs.
- College costs are significant, and knowing your area of interest will maximize tuition dollars spent.
- If we change our programming, we will improve our student retention.





Special Education Programming

Early childhood programming:

- Inclusive early learning opportunities for children ages 3-5
- Substantially separate programming for intensive special needs students
- Treatment area for related service providers and outside play/learning space
- Internship and training opportunities for high school students

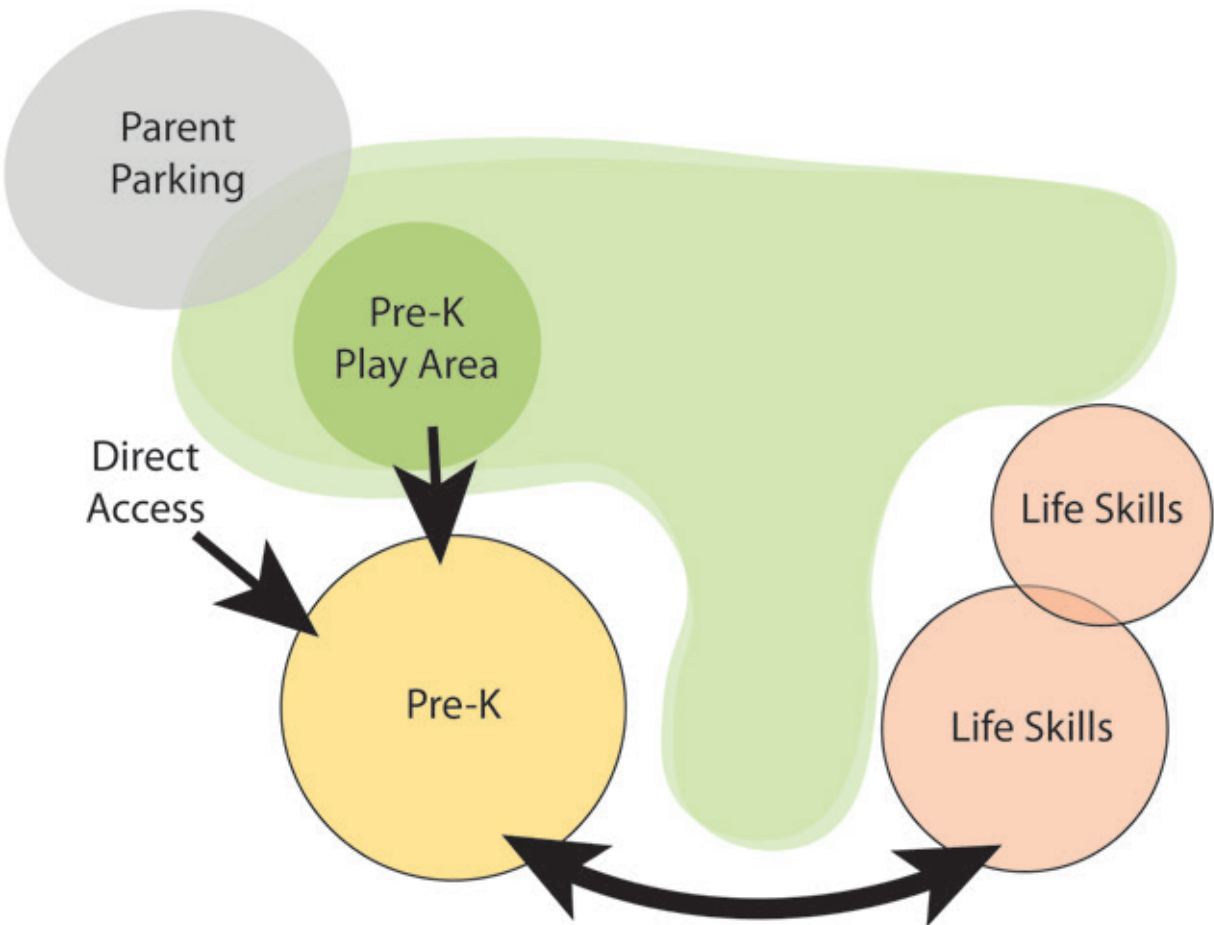
The district’s commitment to maintaining students in their “home” school by providing specialized “in-house” programming:

- Post graduate vocational programming (18-22)
- Life Skills
- Quest (social-emotional / drop-out prevention)
- Resource Rooms and Academic Support Labs

Webster has different needs than the State Average:

	% of District	% of State
First Language not English	16.2	23.4
English Language Learner	10.8	10.5
Students With Disabilities	22.8	18.7
High Needs	71.4	51.0
Economically Disadvantaged	62.4	36.6

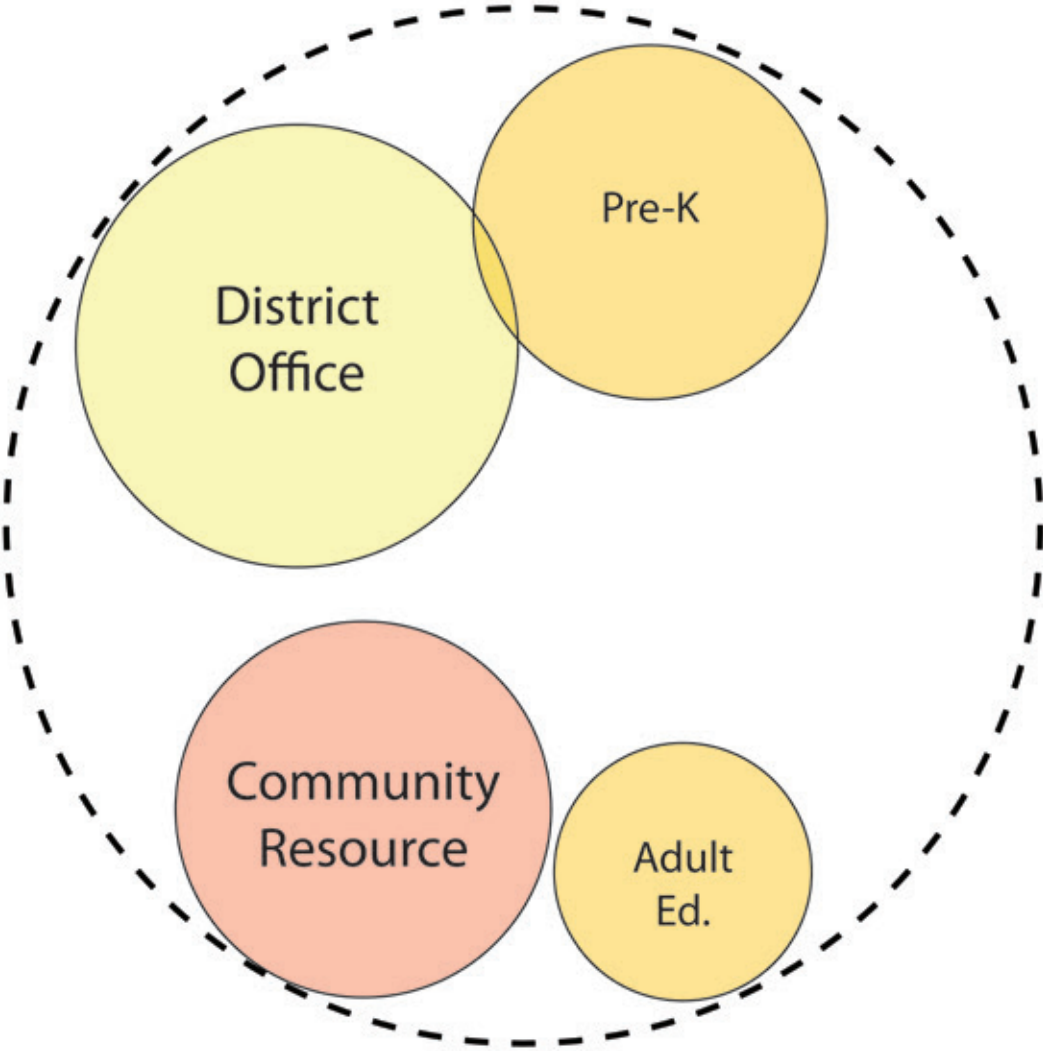
Selected Population (2020-21)



Pre-K Relationships

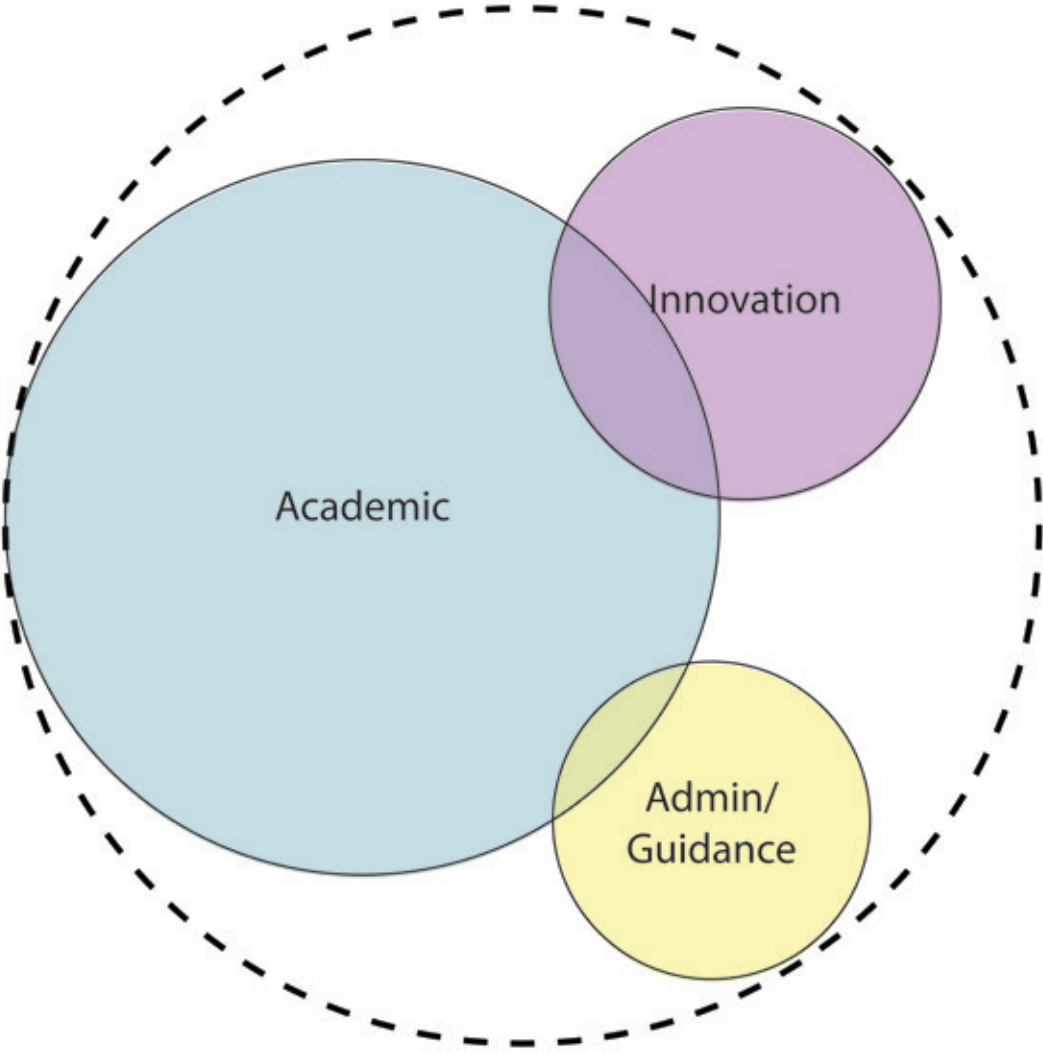


Educational Program Arrangement



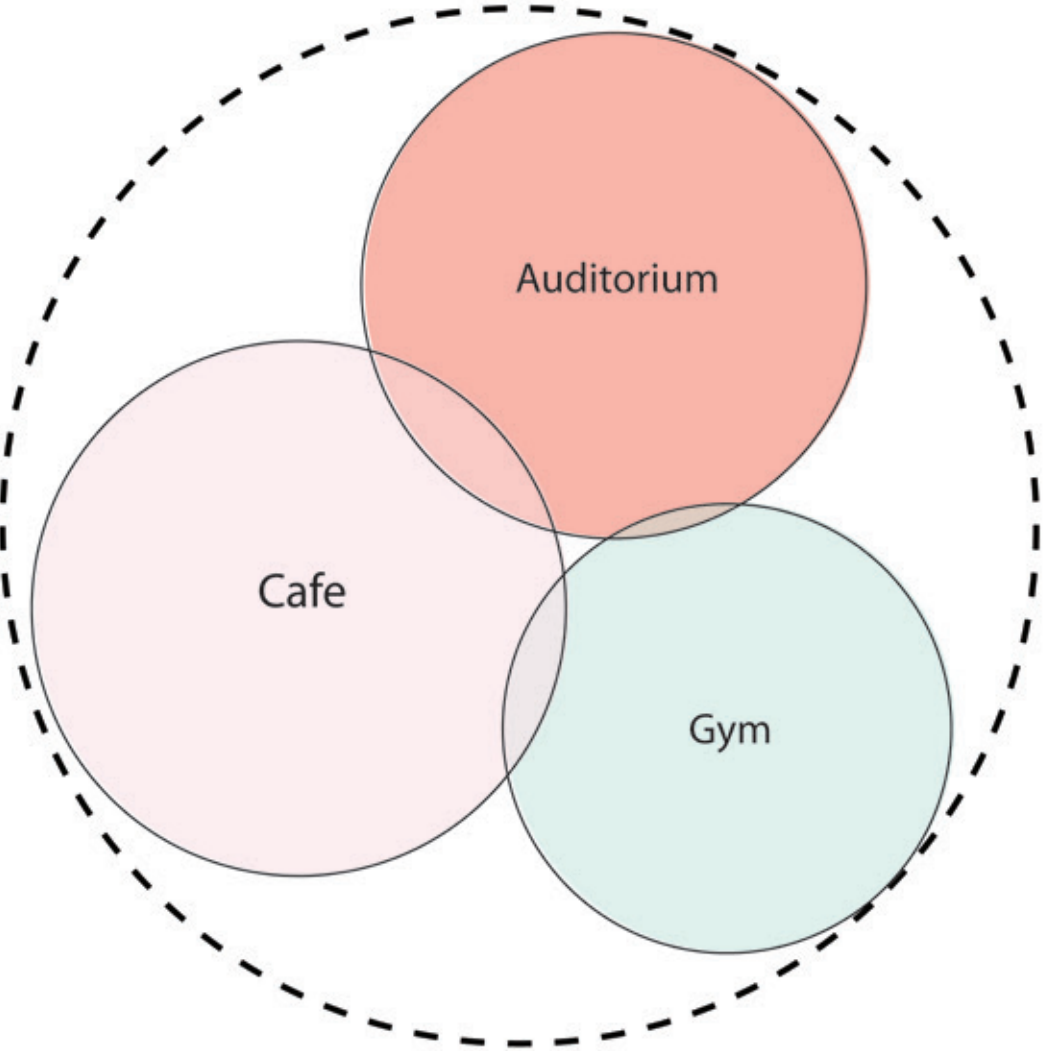
*District*

The district office and other additional program will be located near one another. This allows for a separate entrance for the community with ease of access to these programs.



*Academic*

The core academic spaces include dedicated instructional spaces, break-out spaces and special education space. The academic wing will be in close proximity to the administration and guidance while also maintaining a close relationship with innovation spaces.



*Community*

The community wing will cluster the auditorium, cafeteria and gym. This allows for a central community space that can remain separate from the rest of the school

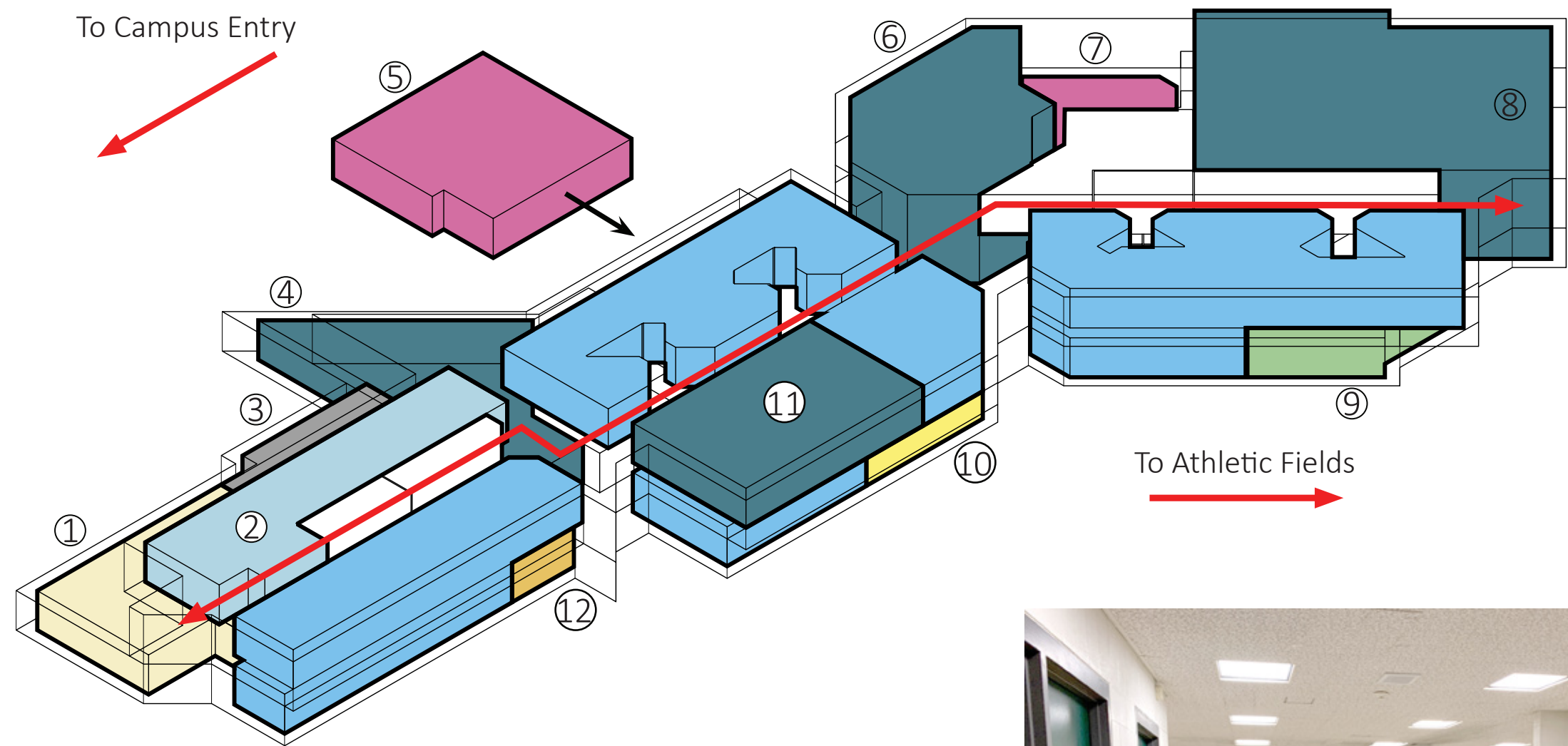




# Existing Conditions And New Opportunities



# Existing Conditions



## EXISTING SCHOOL

### Key

- |                     |                    |
|---------------------|--------------------|
| 1. District Offices | 7. Band            |
| 2. Science Labs     | 8. Gymnasium       |
| 3. Custodial        | 9. Preschool       |
| 4. Cafeteria        | 10. Administration |
| 5. Art              | 11. Media Center   |
| 6. Theater          | 12. Nurse's Office |



Overly Large Cafeteria



'Land Locked' Classrooms



Exterior Envelope



# Existing Conditions - Exterior Envelope & Interior Damage

- Roof is predominantly tar & gravel with smaller areas of metal roofing, with inadequate insulation throughout. Substantial leaking has resulted in ongoing interior damage.
- Windows and doors are 40 years old, with limited thermal value, broken seals, and many inoperable units.
- Brick facade is in good shape and can remain. Limited insulation in exterior walls is not code compliant and results in higher operational costs.





# Existing Conditions - Accessibility

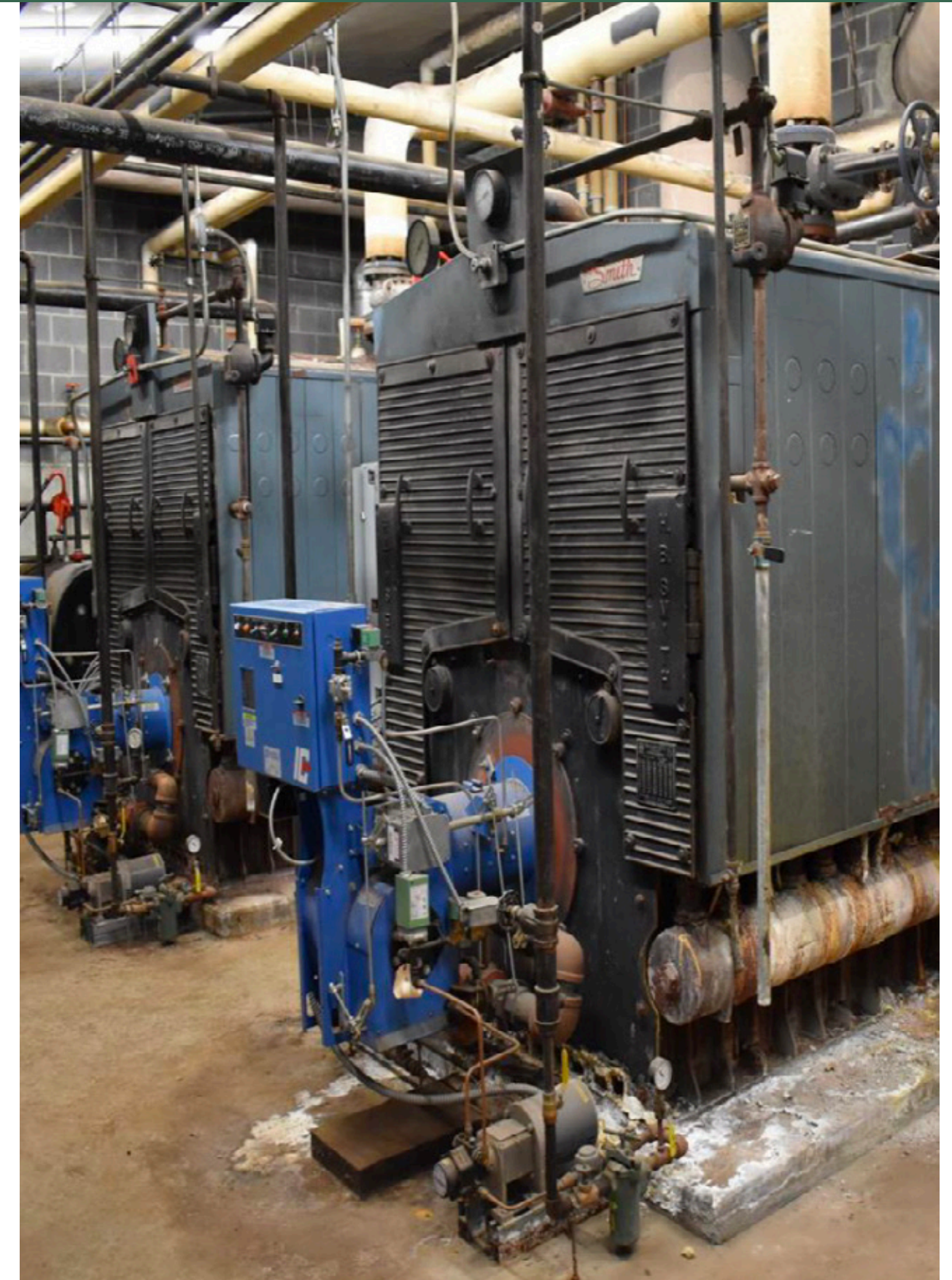
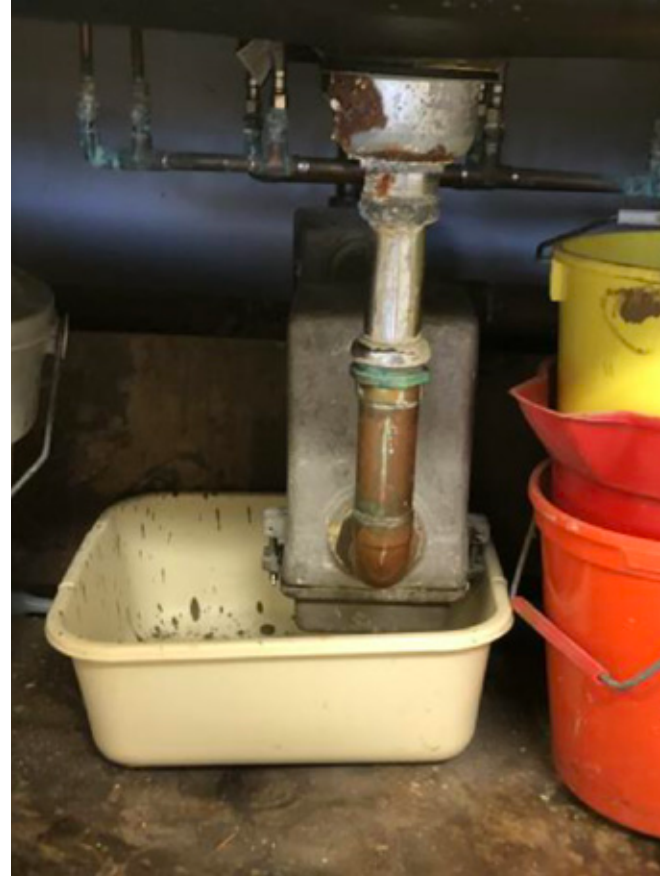
- Numerous ADA accessibility issues are present, including ramps, railings, door clearances, theater seating, toilets, accessible parking spaces, curb cuts, and site paths.





## Existing Conditions - Building Systems

- Most MEP systems are at the end of their useful service life. Replacement parts are no longer available for some equipment.
- Extension cords are used throughout the school due to insufficient number of electrical outlets.
- Existing fire sprinkler coverage is very limited.
- IT systems are inadequate for meeting current and future needs.
- Security & student safety systems require upgrades.



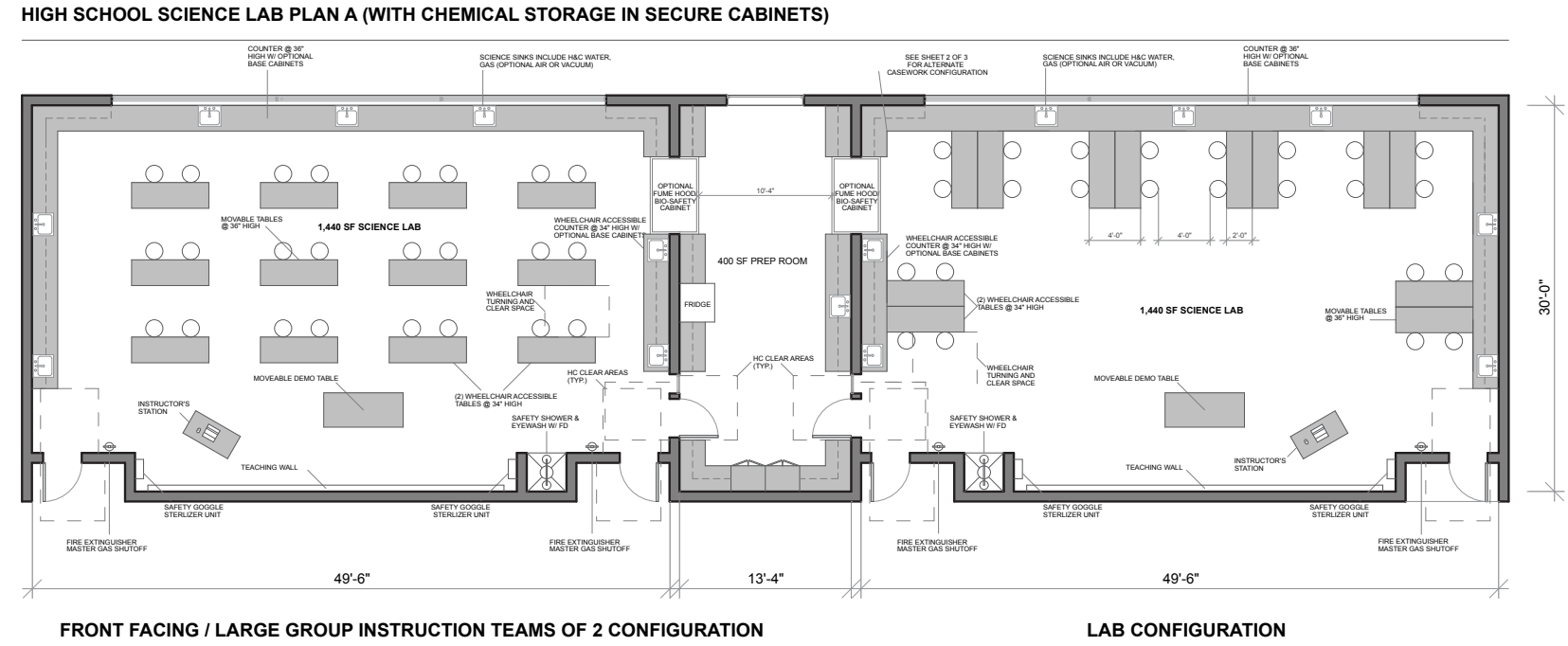


# Existing Conditions - Science Labs

## Existing Bartlett High School Science Labs:



## MSBA State Standards for Science Labs:





# Existing Conditions

Existing 'Land-Locked' Classroom and Long Corridor





Transformed Academic Neighborhood





# Existing Conditions

Existing Main Entry





New Opportunities

Reimagined Cafeteria Adjacent to Main Entry





Existing Main Entry





Reimagined Main Entry





Existing Cafeteria





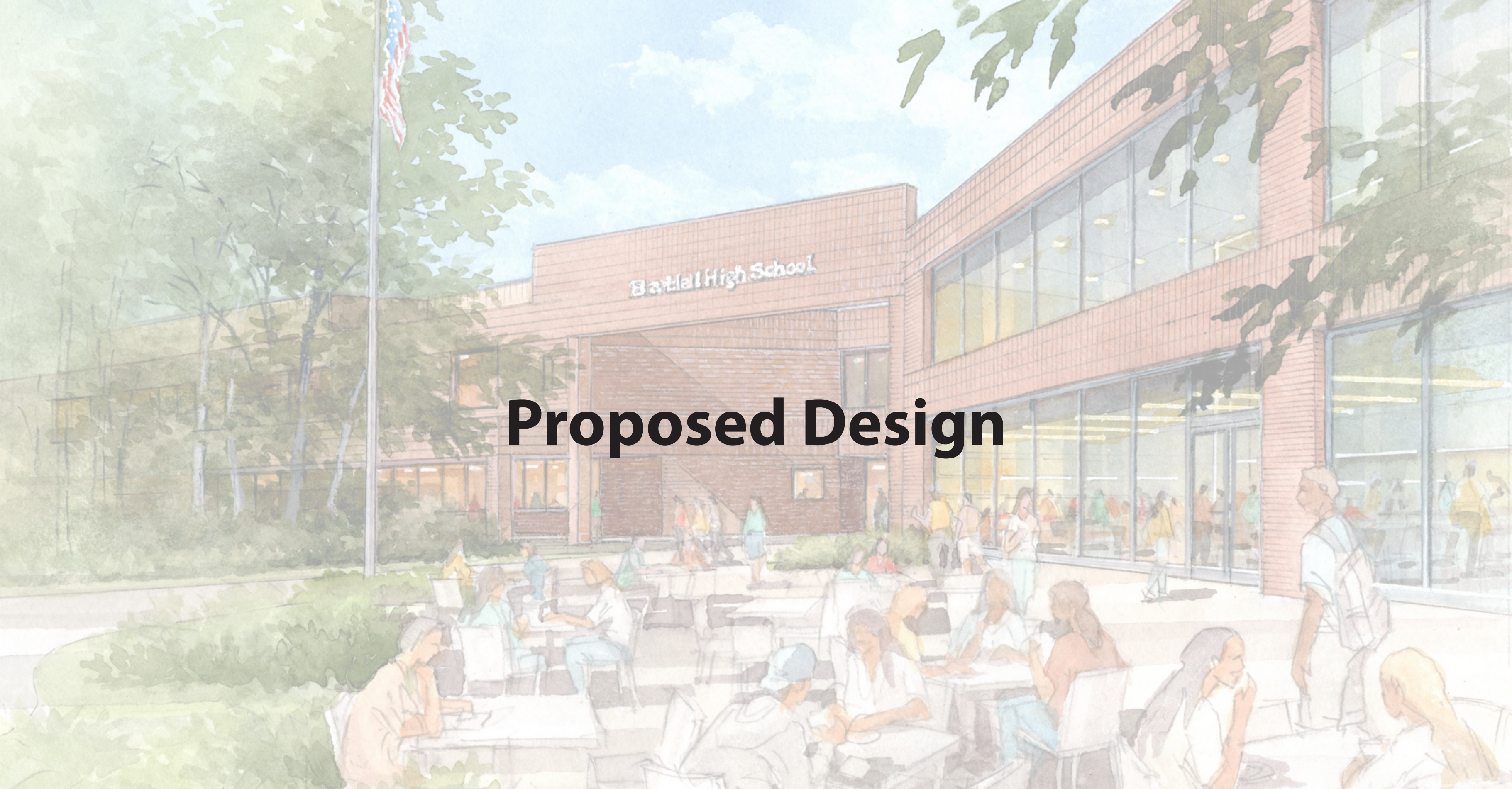
# New Opportunities

## New Entry and Outdoor Learning Areas



Bartlett High School Building Project   Webster, MA





# Proposed Design



Building Options Studied - PSR Phase Pricing Summary Without Alternates

Option	Accessibility	Building System Min. Upgrades	New Finishes	Energy Efficient MEP Systems	Meets LEED for Additional Reimbursement	Aligns with State Space Standards	Satisfies District's Ed. Plan	Estimated Construction Cost*	Estimated Total Project Cost*
1 Code Upgrade	✓	✓	✓					\$51M	\$66M
2 Renovation	✓	✓	✓	✓	✓	✓	✓	\$71M	\$95M
3 New Construction	✓	✓	✓	✓	✓	✓	✓	\$90M	\$117M

Final Selected Option

Options Meeting State Requirements for Reimbursement

\* Notes: 1) All estimated costs shown do not include athletic field/stadium alternate.  
2) All estimated costs shown reflect 6/15/21 cost estimates provided by PM&C



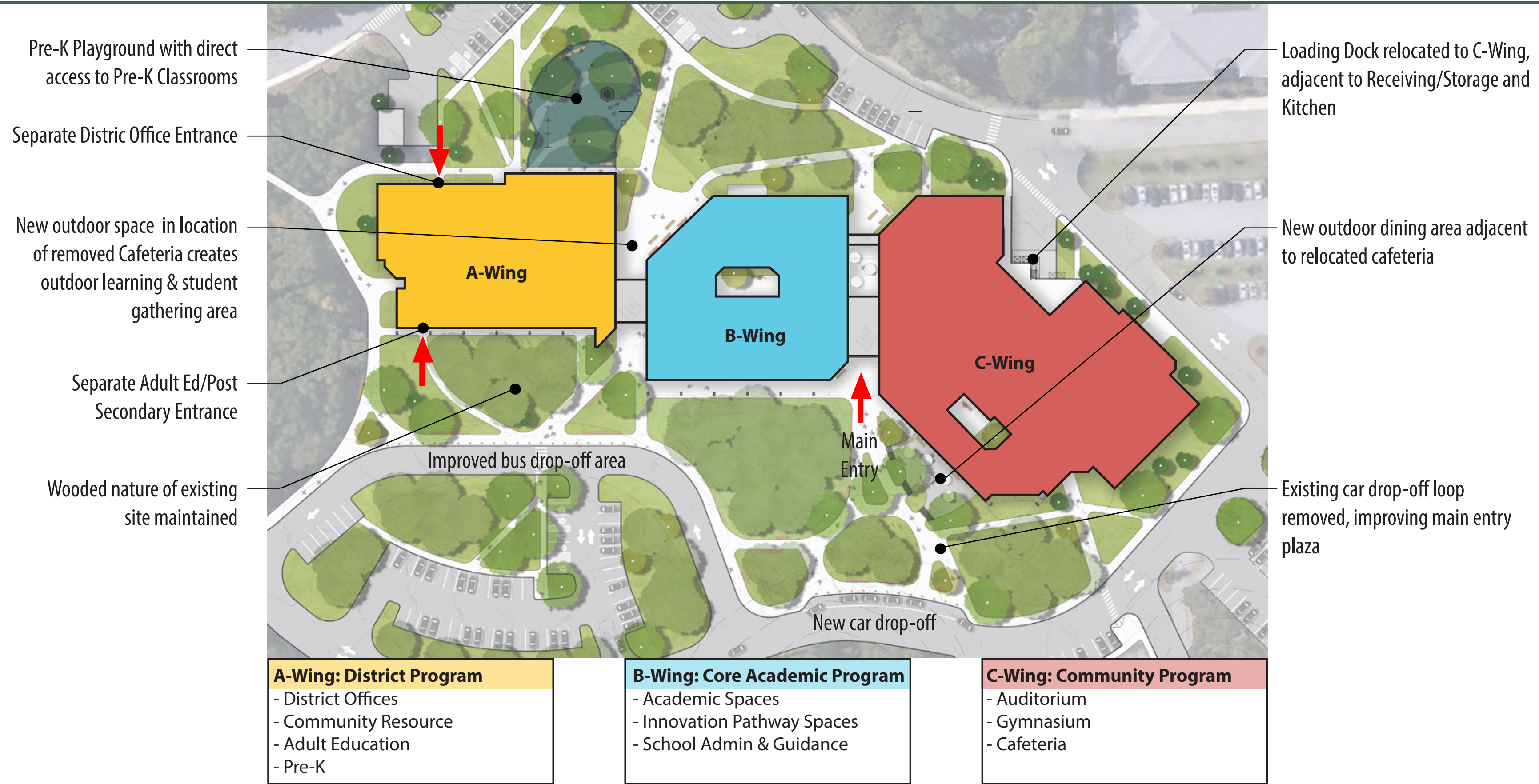
**On August 25th, 2021 the Massachusetts School Building Authority (MSBA) voted to support the Bartlett High School renovation option.**

**The Bartlett High School project was featured by the MSBA in conjunction with the Inspector General's Office through their 'Story of a Building' presentation series on December 8th, 2021.**





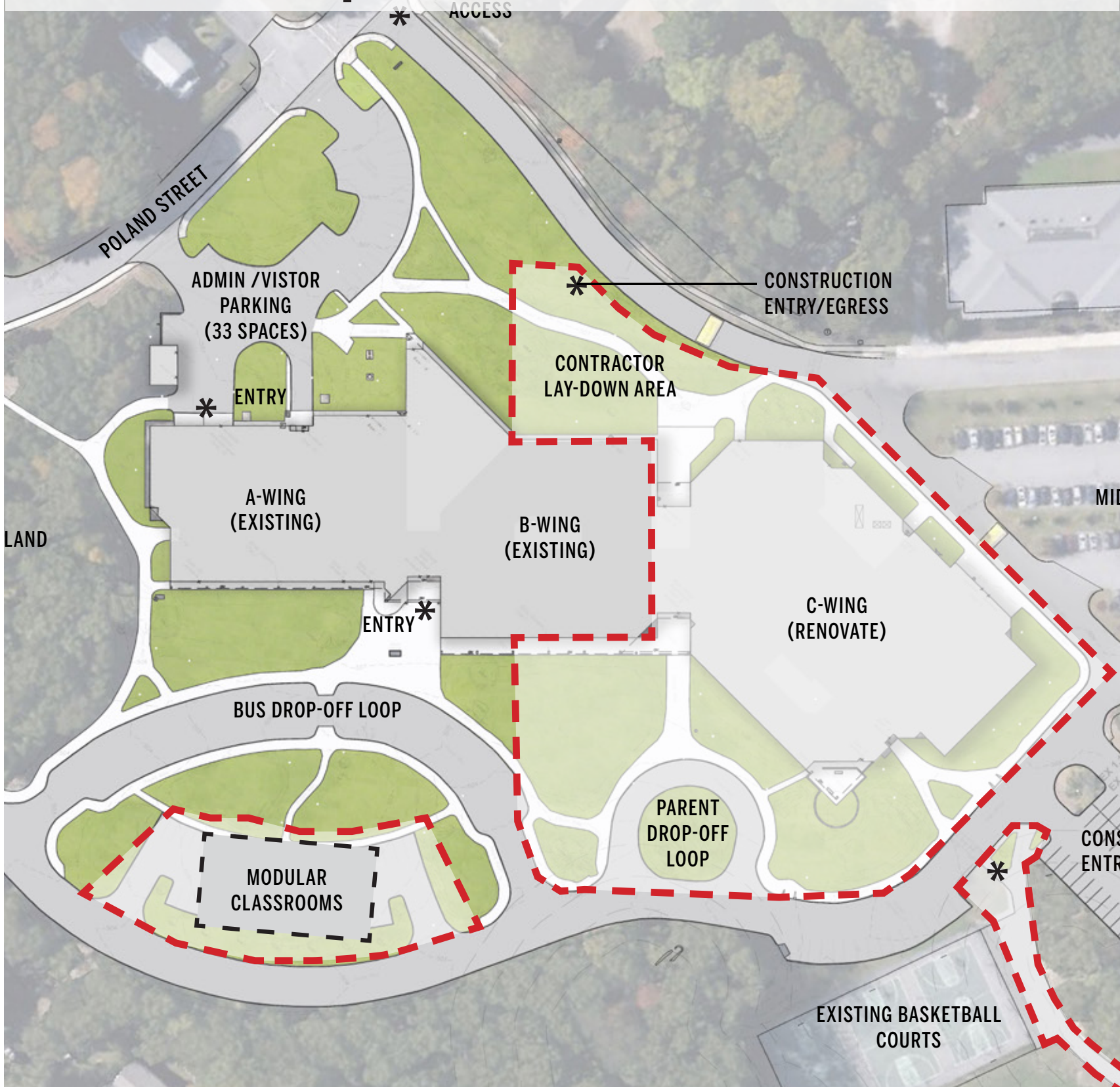
# Proposed Design - Overview



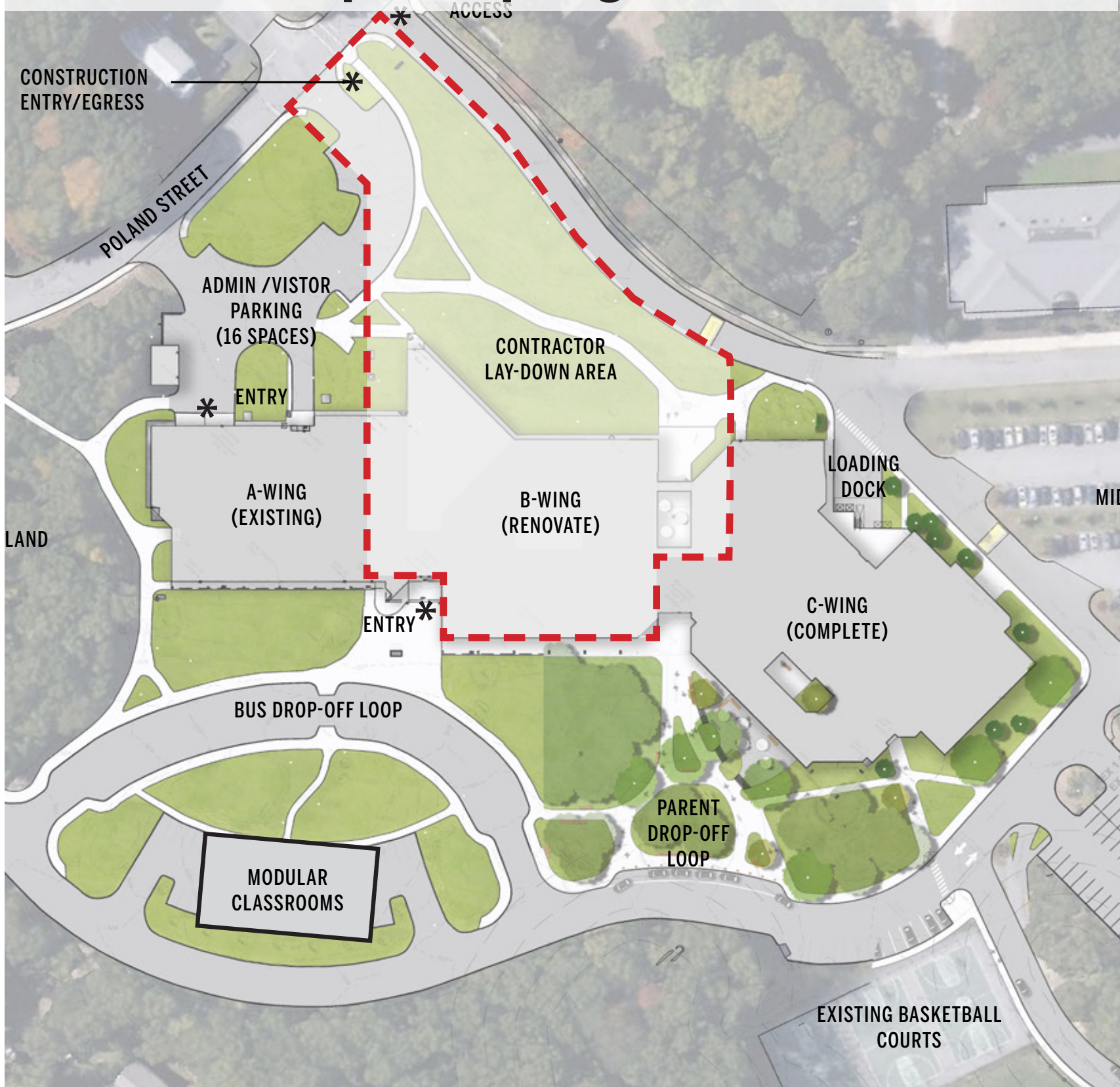


# Proposed Design - Construction Phasing

## Phase 1: Complete Summer 2024



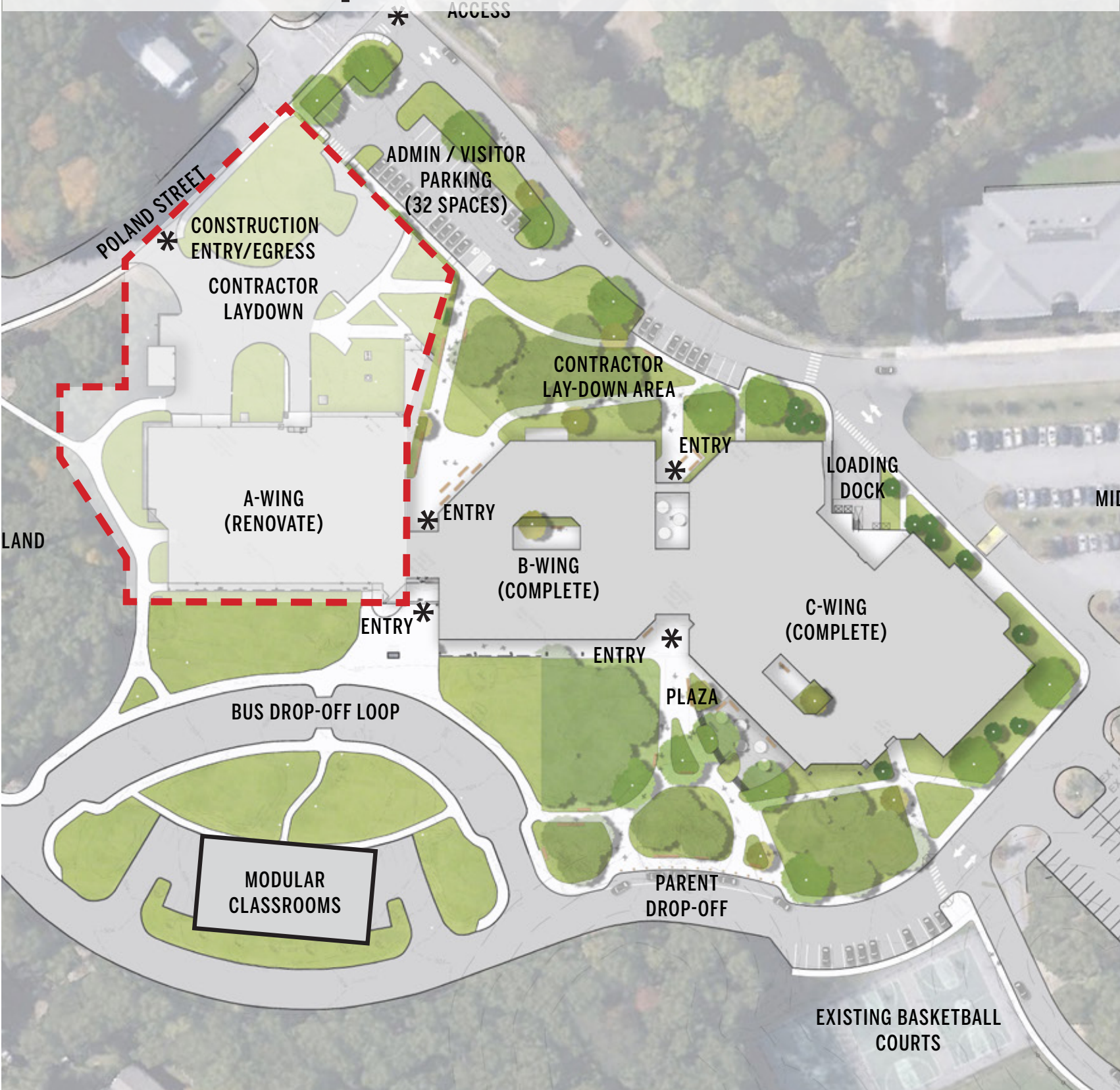
## Phase 2: Complete Spring 2025



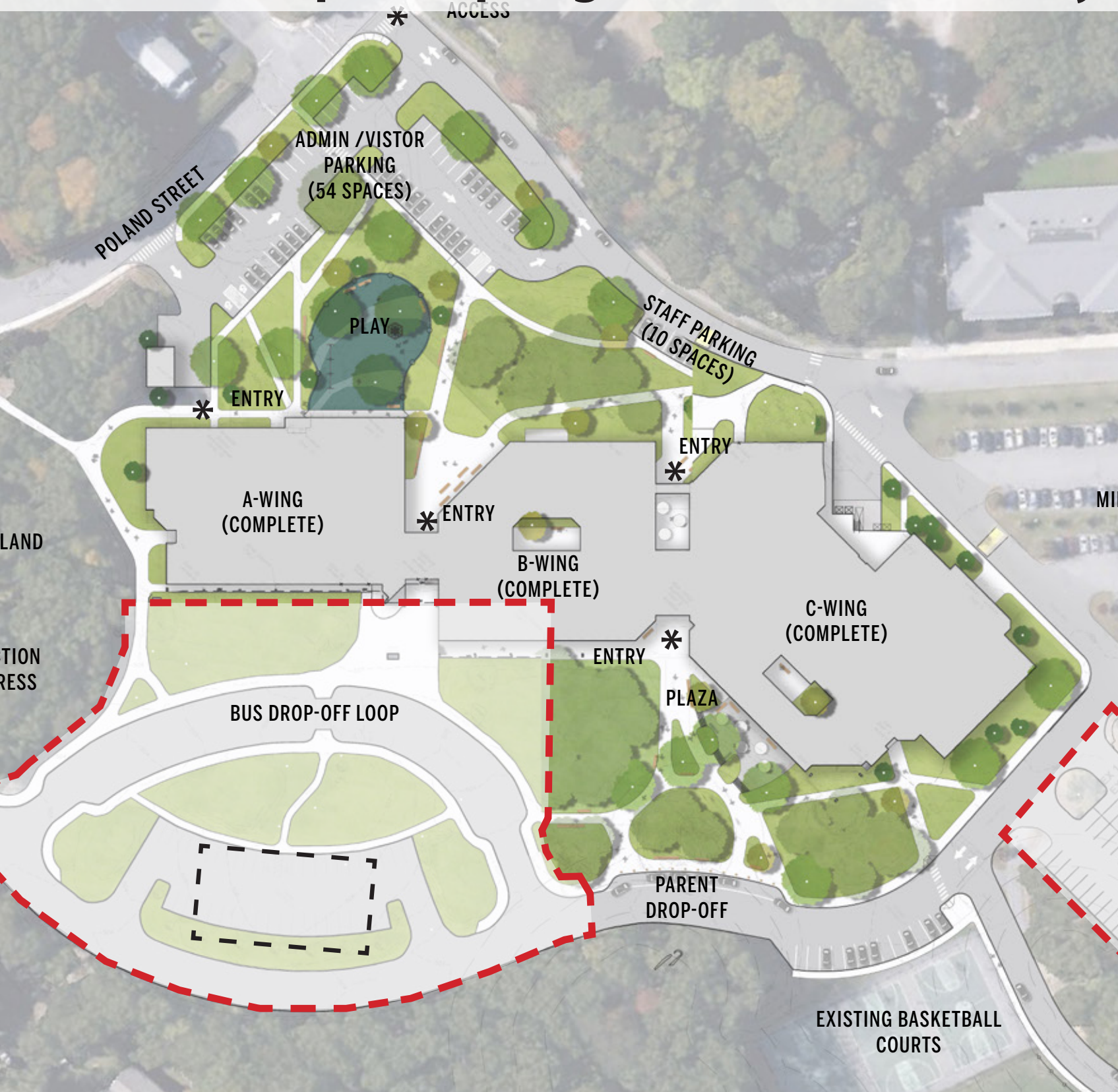


# Proposed Design - Construction Phasing

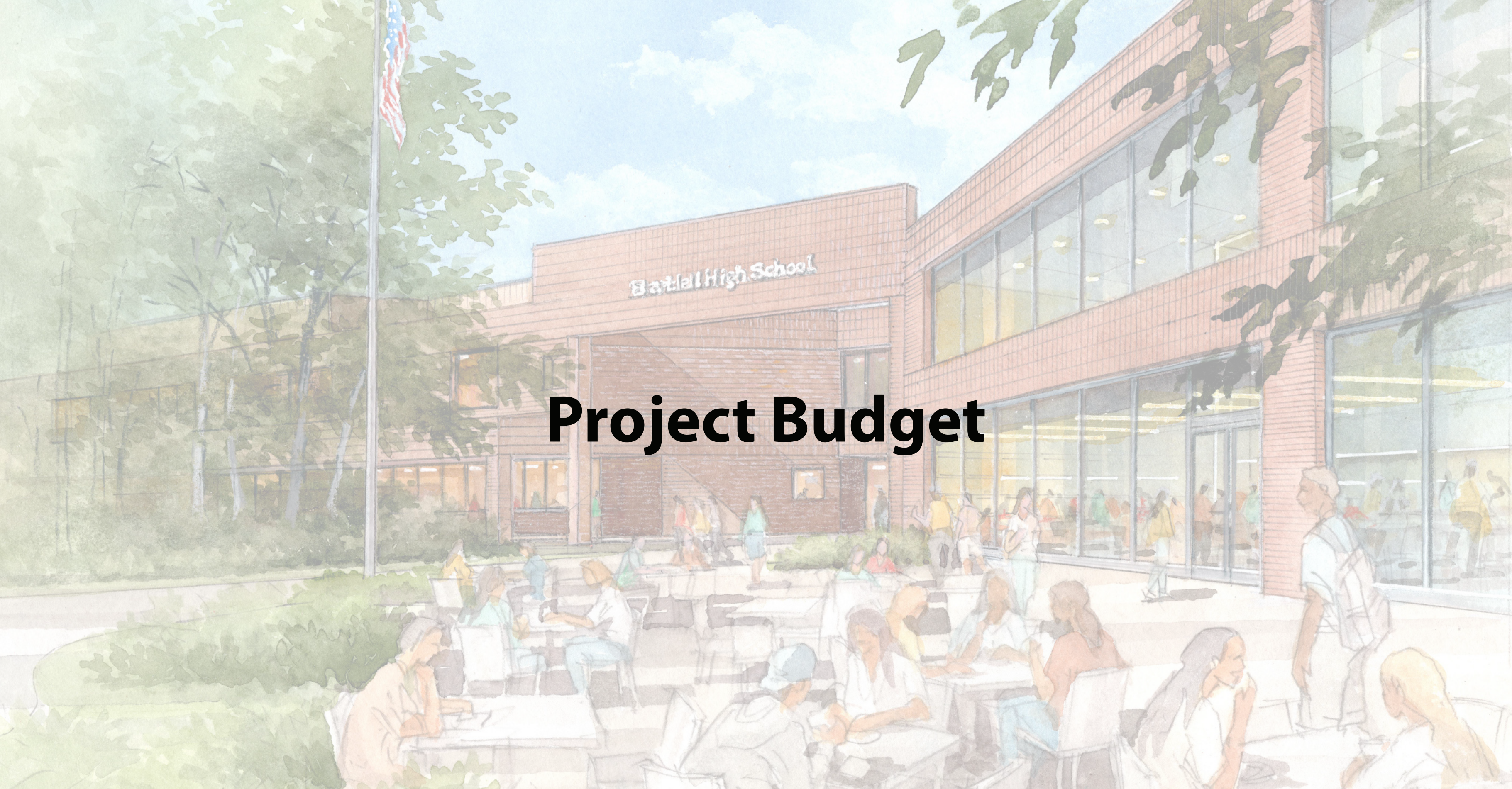
## Phase 3: Complete Winter 2025



## Phase 4: Complete Spring 2026 (Site Work Only)







# Project Budget



# Estimated Project Breakdown

	MSBA Approved Reimbursement	MSBA Maximum Reimbursement	Code Upgrade Not Eligible for Reimbursement
Estimated Completion Cost	\$101,417,044.00	\$101,417,044.00	\$66,000,000.00
MSBA Reimbursement	\$51,577,377.00	\$53,453,799.00	\$0.00
Estimated Town Cost	\$49,839,707.00	\$47,963,245.00	\$66,000,000.00
Estimated Interest *	\$47,425,000.00	\$45,639,000.00	\$62,801,841.00
Estimated Total Cost with Interest	\$97,264,707.00	\$93,602,245.00	\$128,801,841.00
Average Annual Debt	\$3,242,200.00	\$3,120,100.00	\$4,293,400.00
Increase to Tax Rate	\$1.65	\$1.59	\$2.18
Annual Tax Increase (\$100,000 Valuation)	\$164.90	\$158.69	\$218.37
Middle School Debt - Paid in Full FY 2027	\$255,000.00	\$255,000.00	\$255,000.00
Increase to Tax Rate, Net of Middle School	\$1.52	\$1.46	\$2.05
Annual Tax Increase (\$100,000 Valuation) Net of Middle School DS (Beginning FY 2028)	\$151.93	\$145.72	\$205.40

\* Estimated Interest Rate of 5%



# Tax Impact Estimates

For every \$100,000 the annual tax increase is \$164.90

Median House in Webster is \$262,000

Increase of \$432.63 annually

Average Daily Cost \$1.19



# Summary

The proposed Bartlett High School Renovation Project is an opportunity for a single building project that takes advantage of **\$51 - \$53 million in state funding** to solve the need for:

- Upgraded building systems
- Academic spaces that meet state standards
- A building that supports the educational vision and curriculum improvements of the school, including career pathway programs:
  - Advanced Manufacturing
  - Healthcare and Human Assistance
- Security and Accessibility Upgrades



# Webster Bartlett High School



Bartlett High School Building Project   Webster, MA