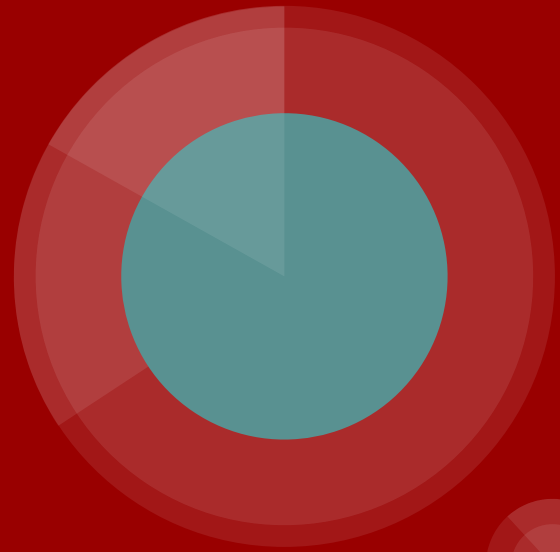


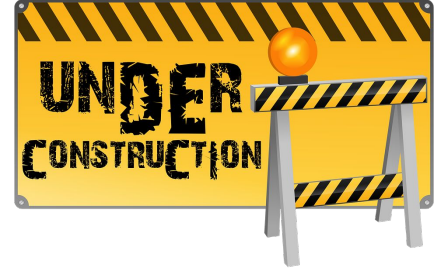
Westborough Public Schools

Building Projects Update to School Committee
August 28, 2017





Overview:



Building Projects Review:

- Gibbons Renovation
- Hastings Preschool & Hastings office and entry repair, & two K room updates
- Armstrong Modular repair
- Fales MSBA Project
- The 'Boro
- High School Athletic Fields repair & improvements

- Discussion of meetings and warrant articles



Gibbons Renovation





Project:

Gibbons Building Committee

- Chair Steve Doret
- Over 7 years of effort and process
- Heebe Architects
- Heery OPM
- Gilbane Project Manager at Risk

Target: Doors Open in Two Days!
Substantial completion

Fall Town Meeting: (NO Articles)

- Celebration of substantial completion
- On budget and on time

Historical overview of project:

- http://westboroughk12.org/UserFiles/Servers/Server_35277/File/Gibbons%20Building%20Project/GMS%20Repair%20Project%20Final.pptx.pdf

- Canopy and parking:
 - Summer '18



Looks amazing!



ENTRANCE CANOPY - SARAH GIBBONS MIDDLE SCHOOL

OPTION #5 - SINGLE CURVED ROOF, TRANSLUCENT PANELS

Canopy Improvement & Parking



VIEW 1



VIEW 2



VIEW 3

Hastings School & Westborough Preschool

Fall Town Meeting Project Request





Project:

PreK-3 Building Committee

- HMFH Architects
- Vertex OPM
- NOT MSBA connected: Full Town Project Cost

Target: Fall 2018

Opening of new Preschool Wing
Hastings interior; Mid-year '18

Fall Town Meeting: (TWO articles)

- Presentation overview on project
- Zoning Article for project envelope
- Article for cost of project
 - \$12.5 million
 - 10% contingency/plus

Project Scope:

- Preschool Wing:
 - 8 rooms
 - multi-purpose meeting room
 - offices
 - play space
- Hastings School
 - Office reconfigured to front
 - Two bathrooms renovated to adult bathrooms
 - Two Kindergarten classrooms created from three spaces
- Parking and lighting improvement

Site Plan



HASTINGS ELEMENTARY SCHOOL
WESTBOROUGH, MA

AUGUST 14, 2017

HM
FH

Floor Plan

PRE-K CENTER



HASTINGS ELEMENTARY SCHOOL
WESTBOROUGH, MA

AUGUST 14, 2017

HM
FH

Exterior Perspective

PRE-K CENTER MAIN ENTRANCE



HASTINGS ELEMENTARY SCHOOL
WESTBOROUGH, MA
AUGUST 14, 2017

HM
FH

Interior Perspective

PRE-K CENTER LOBBY



HASTINGS ELEMENTARY SCHOOL
WESTBOROUGH, MA
AUGUST 14, 2017

HM
FH

Interior Perspective

PRE-K CENTER HALLWAY



HASTINGS ELEMENTARY SCHOOL
WESTBOROUGH, MA
AUGUST 14, 2017

HM
FH

Interior Perspective

PRE-K CENTER CLASSROOM



HASTINGS ELEMENTARY SCHOOL
WESTBOROUGH, MA

AUGUST 14, 2017

HM
FH

Floor Plan

HASTINGS ADMINISTRATION



HASTINGS ELEMENTARY SCHOOL
WESTBOROUGH, MA
AUGUST 14, 2017

HM
FH

Interior Perspective

HASTINGS LOBBY



HASTINGS ELEMENTARY SCHOOL
WESTBOROUGH, MA
AUGUST 14, 2017

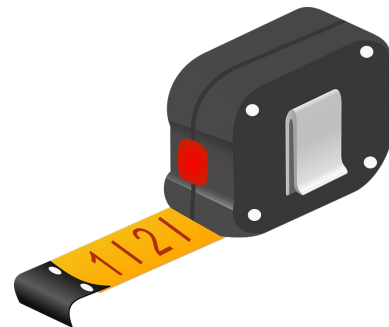
HM
FH



Hastings: Stage II

PreK-3 Building Committee work:

- Tabled additional work at Hastings based on preliminary cost discussions
 - Why? Because this \$ is on the town fully and new SPACE is the tier one NEED
 - Geothermal: trying to 'hold' and include repair with fast track MSBA repair process. Moving inside building to install the HVAC triggered other scope issues that become mandated.
- MSBA Repair Track:
 - Allows for tight scope fast track repair with reimbursement
 - Geothermal fully inclusive of HVAC
 - Roof
 - Windows



Armstrong Modulares Replacement





Project:

PreK-3 Building Committee

- HMFH Architects
- Vertex OPM
- NOT MSBA connected: Full Town Project Cost

Target: Winter 2018
Open 4 new modulars
Work underway; Mid-year '18

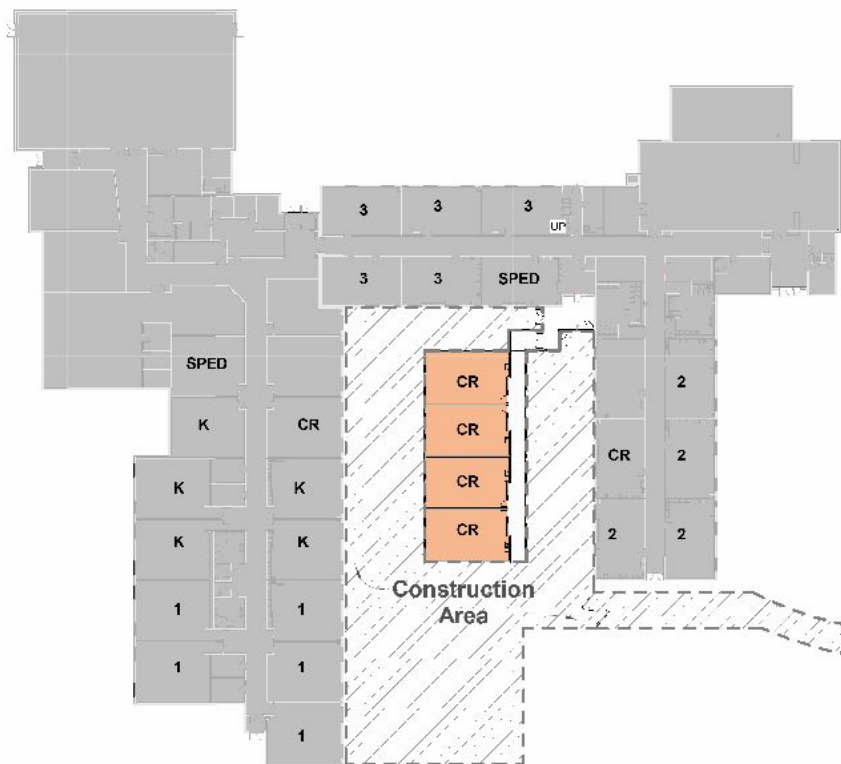


Fall Town Meeting: (NO articles)

- Presentation update only
- All funding complete: Previous town meeting vote for project.
 - \$1.5 million

Project Scope:

- Demolition of old modulars
- Prep of site space
- Construction and installation of 4 new modular classrooms
- Upgraded improved quality modular



Armstrong
Modular Construction
Westborough, Ma
7/18/2017



VIEW FROM PLAYGROUND



VIEW BETWEEN BUILDINGS

HM
FH
ARCHITECTS

Fales

MSBA Project underway



Project:

PreK-3 Building Committee

- Steve Doret Chair, Maryann Stannard Co-chair
- MSBA accepted project

Target: As soon as possible

Opening of a new Fales School is moving forward

Fall Town Meeting: (NO articles)

- Presentation overview on project updates

Project Scope:

- Completed MODULE 1
 - Submission of enrollment data
 - MSBA meeting 7/7
 - Sign acceptance of enrollment scope: 9/4
 - Submission of Building Maintenance
 - Submitted 8/24
 - Will receive “\$ benefit”
- Beginning MODULE 2
 - Warrant article already complete for \$500,000.00 for Design

The 'Boro

18-22 yr. Post Grad Program

“Bridging Over to Right Opportunities”

WPS

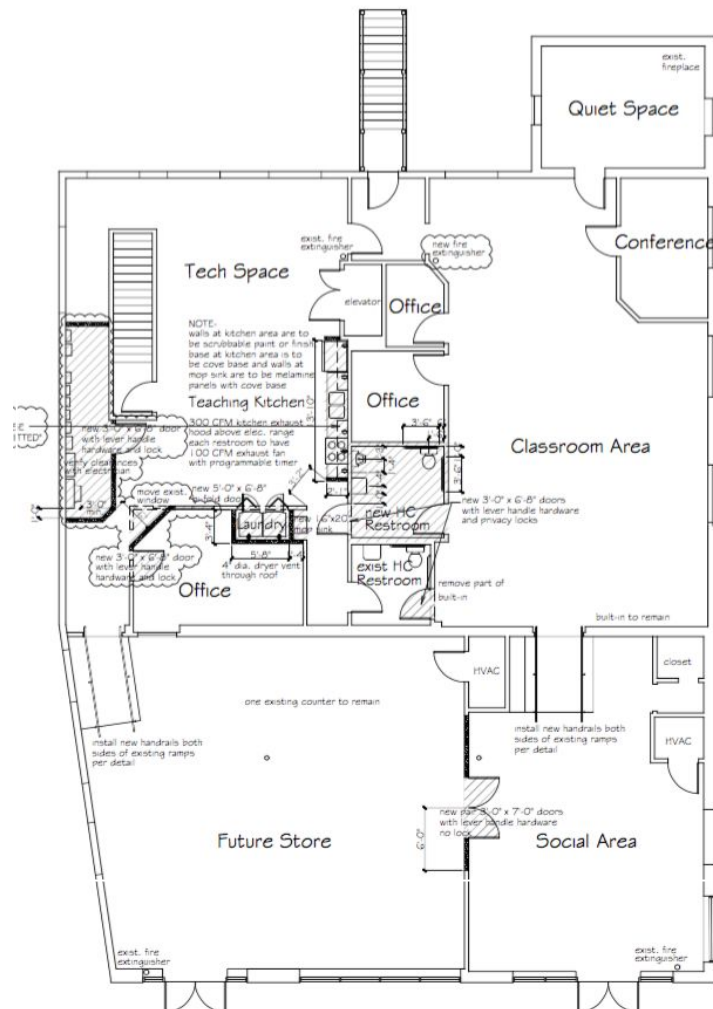




- 15 East Main Street
 - Lease in place
 - Demo underway
- Student Program and Learning Lab business
- TARGET OPENING: OCTOBER 2nd

Fall Town Meeting: (One Article)

- Brief presentation update
- Warrant article to establish revolving account for Learning Lab
 - No \$ attached to request
 - Legal opinion in place from Deutsch Williams





Progress & Planning

- Community Support:
 - Transitional planning team in place
 - Rotary Club Partnership
 - Penta Marketing planning support & design
 - Groups coming forward to help
 - School Committee recognitions will be shared after donations finalized
- Program Updates throughout school year





15 East Main

Historical Committee approval of
signage: 8/23.





High School Athletic Fields Repair and Improvements





Project:

Rangers on Track SC Subcommittee

- Huntress Associates Contract
- Project Presentation to SC 5/24 & 6/7
- Turf past useful life & site not ADA compliant

Target: Fall 2018
Opening of repaired fields

Fall Town Meeting: (THREE articles)

- Presentation overview on project
- Zoning Article for project envelope
- Zoning Article for lights envelope
- Article for cost of project
 - \$3.5 million
 - Lights cost not included in cost

Project Scope:

- Lower Field:
 - Replace turf; use alternative fill
 - Resurface track & add straight away
 - Add much needed storage
 - Make bleacher ADA compliant
 - Replace sound system
 - Add landscaping
 - Field Lighting
- Upper Field
 - Turf surface & make game field
 - Add seating
 - Build retaining wall







Summary

Six Warrant Articles for projects:

1. Hastings: 2 Articles
 - a. Envelope
 - b. Cost
2. The Boro: 1 Article
 - a. Establish revolving account for Learning Lab
3. High School Field Repair: 3 Articles
 - a. Project envelope
 - b. Light stanchion envelope
 - c. Cost