

Galvin Middle School, Canton, MA

School Building Committee Presentation
November 15, 2023



AGENDA:

1. Call to Order
2. Budget Overview
3. Schedule Overview
4. Performance Space Options
5. Building Options Matrix
6. Building Option Development Considerations
7. Next Meeting
8. Adjourn



Project
Approvals

PROJECT APPROVALS

Meeting Minutes

VOTE: Approval of Meeting Minutes from October 18, 2023 SBC Meeting



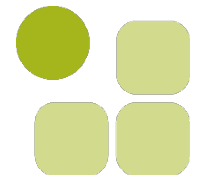


PROJECT APPROVALS

Invoices

INVOICES					
Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
10/31/23	LeftField, LLC	8	OPM –Feasibility Study/ Schematic Design	OPM Feasibility Study Services for: October 1 – October 31, 2023	\$17,300.00
10/31/23	Ai3	004B	A/E - Feasibility Study/ Schematic Design	A/E - Feasibility Study Basic Services October 1 – October 31, 2023	\$78,570.00
10/31/23	Ai3	003E	A/E – Feasibility Study/ Schematic Design	A/E – Extra Services (within contract) Geotech, Environmental Permitting, and Wetland Delineations	\$36,899.38
	Ai3			Total Ai3 Invoices	\$115,469.38
				TOTAL:	\$132,769.38

VOTE: Approval of invoices totaling \$132,769.38 as presented





FEASIBILITY STUDY BUDGET UPDATE

William H. Galvin Middle School - Canton, MA

October 31, 2023

Total Project Budget Status Report

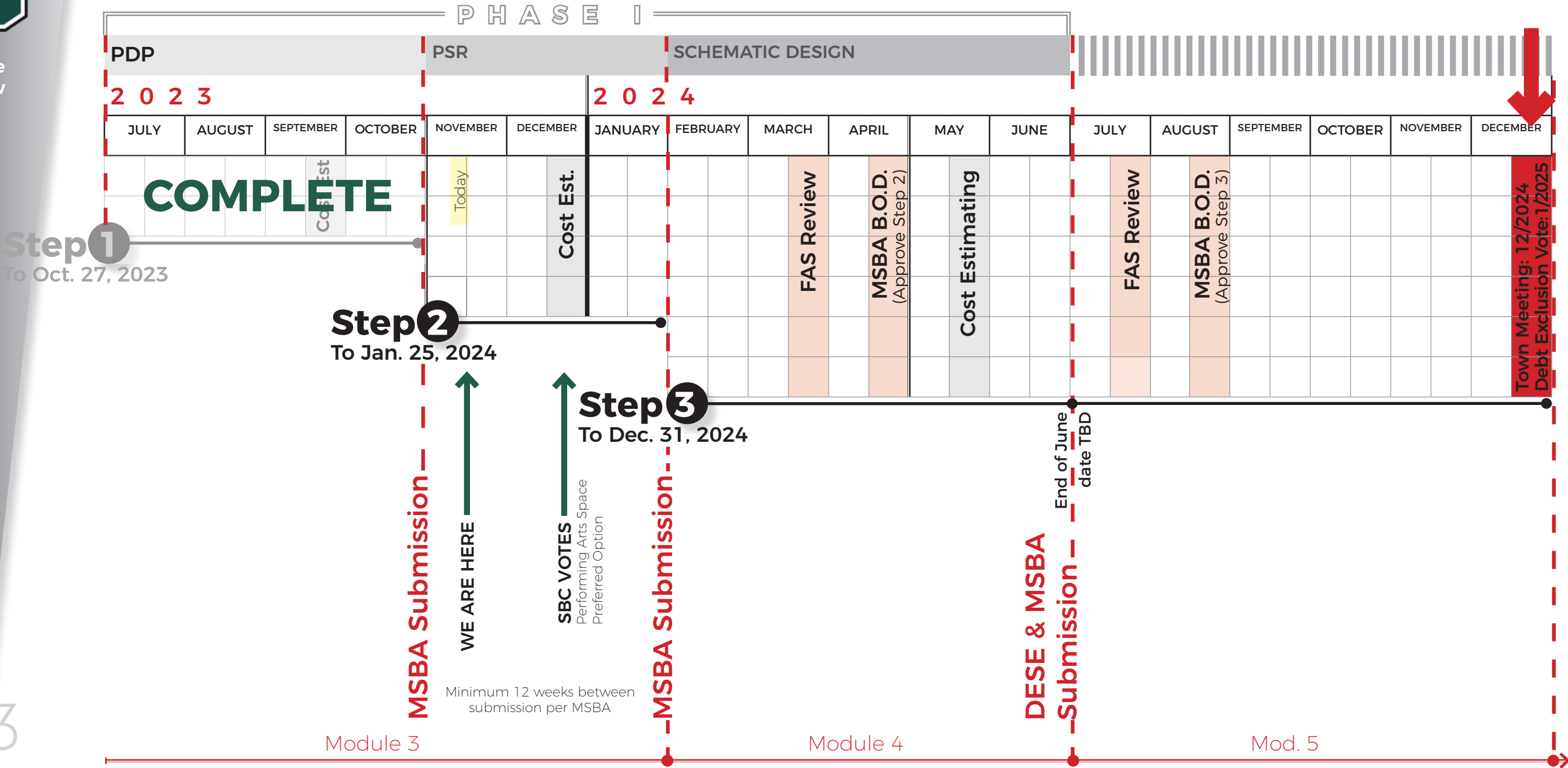
ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
FEASIBILITY STUDY AGREEMENT										
0001-0000	OPM Feasibility Study/Schematic Design	\$ 346,000		\$ 346,000	\$ 346,000	100%	\$ 138,400	40%	\$ 207,600	
0002-0000	A&E Feasibility Study/Schematic Design	\$ 900,000	\$ 187,860	\$ 1,087,860	\$ 1,087,860	100%	\$ 376,577	35%	\$ 711,283	
0003-0000	Environmental & Site	\$ 204,000	\$ (187,860)	\$ 16,140	\$ -	0%	\$ -	0%	\$ 16,140	
0004-0000	Other	\$ 50,000		\$ 50,000	\$ -	0%	\$ -	0%	\$ 50,000	
	SUB-TOTAL	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 1,433,860	96%	\$ 514,977	34%	\$ 985,023	
TOTAL PROJECT BUDGET										
		\$ 1,500,000	\$ -	\$ 1,500,000	\$ 1,433,860	96%	\$ 514,977	34%	\$ 985,023	
FUNDING SOURCES										
	Maximum State Share	\$ 483,900	\$ 483,900							
	Local Share	\$ 1,016,100	\$ 1,016,100							
	SUB-TOTAL	\$ 1,500,000	\$ 1,500,000							
				Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate		
				\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	47.21%		

- Committed to Date: 96%
- Spent to Date: 34%
- Remaining Uncommitted: \$66,140





Galvin Middle School Project Schedule Overview





Performing
Arts Space

Performing Arts Space - OPTIONS

Area & Seating Differences per Grade-Level Configuration (New Construction)

AUDITORIUM

CAFETERIA & AUDITORIUM = CAFETORIUM

GYMNASIUM & AUDITORIUM = GYMATORIUM





Performing
Arts Space

Existing “Cafetorium”

Galvin Middle School (all elementary schools also include cafetoriums)





Performing
Arts Space

Example “Cafetorium”

Blackstone Valley Prep // Cumberland, RI





Performing
Arts Space

Example “Cafetorium”

Hingham Middle School // Hingham, MA





Performing
Arts Space

Example “Gymatorium”

Jackson Walnut Park School // Newton, MA





Performing
Arts Space

Example Auditorium

Southwest Middle School // Quincy, MA 282 seats





Performing
Arts Space

Example Auditorium

Kennedy Middle School // Natick, MA 503 seats





Performing
Arts Space

Canton Performances

Historical Data from previous performances

Average number of Events at CHS Auditorium: **261***

Average number of Events at GMS Cafetorium: **233***

**between 2018-2019 and
2022-2023 school year*

Number of Attendees at Galvin & Elementary School Plays (CHS Auditorium)

School	Online Ticket #'s	In Person Ticket #'s	Total	Number of Nights	Average Attendees per Night
Galvin MS	647	213.6	860.6	2	430
Hansen ES	982	123.5	1105.5	2	553
JFK ES	1072	243.65	1315.65	2	658
Luce ES	524	209.2	733.2	2	367
TOTALS					2007

Average # Attendees Per Play Per Night: 502



Performing
Arts Space

Considerations Compared

To meet the district's Educational Program, the Middle School shall include:

SELECT 1

Considerations	Auditorium	"Cafetorium"	"Gymatorium"
Size?	7,000 sf	7,030-7,150 sf	9,000-12,000 sf
Seating Capacity	600 seats	468-476	600-800
Includes stage?	YES	YES	YES
Accommodates enrollment? (up to 67%)	YES	PARTIALLY (6-8 grades)	YES
Available throughout entire school day?	YES	NO (not during lunch)	NO (not during gym)
Includes fixed seating?	YES	NO	NO
Allows for flexibility?	NO (only on stage)	YES	YES
Includes ideal lighting for performances?	YES	NO (not during lunch)	NO (not during gym)
Includes ideal acoustics for performances?	YES	NO	NO
Doubles as community resource?	YES	YES	YES
Reimbursable by MSBA funding?	NO	PARTIALLY	PARTIALLY
Provides income opportunities for Town?	YES	YES	YES

- Cafetorium capacity at existing GMS is 320 seats for current enrollment (740 students)
- Cafetorium capacity above is approximately the student dining area ÷ 15 sf/student
- Canton HS auditorium capacity is 834 seats
- Auditorium capacity above is approximately 1/2 enrollment + staff for the larger student population

- Auditorium is considered non-reimbursable by the MSBA; it is fully funded by the district
- Estimated cost approximately \$12.0 - \$15.0 mil
(including markups and soft costs)





Performing
Arts Space

Virtual Live Polling

Visit www.menti.com and enter code **1464 7717** to participate in the poll



Multiple Choice Questions

Should Canton invest in an **auditorium**, include the partially reimbursed “**cafetorium**,” or the partially reimbursed “**gymatorium**” in the project?

- a) INVEST IN AN AUDITORIUM
- b) INCLUDE CAFETORIUM ONLY
- c) INCLUDE GYMATORIUM ONLY
- d) NO PREFERENCE
- e) UNSURE AT THIS TIME

Polls close at:

**3:00pm on
Monday, November 20**

RESULTS

(as of 3pm today, Nov. 15th)



Building Options

Matrix of possible configurations

Grades 6-8	Option 1 Base Repair	With Auditorium		
	Option 2 (6-8) Add/Reno NO Auditorium	Option 3 (6-8) Add/Reno With Auditorium	Option 4 (6-8) New Construction NO Auditorium	Option 5 (6-8) New Construction With Auditorium
Grades 5-8	Option 6 (5-8) Add/Reno NO Auditorium	Option 7 (5-8) Add/Reno With Auditorium	Option 8 (5-8) New Construction NO Auditorium	Option 9 (5-8) New Construction With Auditorium
	Addition / Renovation		New Construction	

Votes to occur in December to reduce number of options:

- Grade Configuration
- Performance space



Building Options - Matrix

Building Organization Options

Grades 6-8

<i>Categories</i>	Option 1 Base Repair
Educational Program	
Community & Access	
Construction Phasing	
Sustainability	
Cost	

Option 2 (6-8) Add/Reno (NO Auditorium)	Option 3 (6-8) Add/Reno (w/ Auditorium)	Option 4 (6-8) New Con. (NO Auditorium)	Option 5 (6-8) New Con. (w/ Auditorium)

Grades 5-8

Option 6 (5-8) Add/Reno (NO Auditorium)	Option 7 (5-8) Add/Reno (w/ Auditorium)	Option 8 (5-8) New Con. (NO Auditorium)	Option 9 (5-8) New Con. (w/ Auditorium)

BEST	GOOD	FAIR	POOR	WORST



Building Options - Matrix

Ranking Criteria

Categories		Statement - DOES THE OPTION...
Educational Program	01	...provide a sufficient 21 st century educational environment for middle school students?
	02	...create the necessary adjacencies, program areas, transparency, exhibit space, and other key aspects identified during visioning?
	03	...allow for grade level team teaching and collaboration?
	04	...include the necessary resources for special education and student support?
	05	...have connections to the outdoors and opportunities for outdoor learning?
Community & Access	06	...optimize community use around the site and improve access to the site?
	07	...optimize resources for community use within the building?
	08	...enhance safety and security on site?
	09	...improve service/delivery/custodial access & operations?
Construction Phasing	10	...require phased-occupied construction?
	11	...minimize impact to athletic fields during construction?
	12	...allow for on site parking during construction?
	13	...include adequate space for construction staging?
	14	...minimize construction duration?
Sustainability	15	...provide the most energy efficient solution, thus minimizing long-term operating costs?
	16	...provide the best opportunity for a net-zero energy building design?
	17	...orient academic wings in the most ideal orientation to capitalize on natural daylight?
Cost	18	...maximize the available MSBA grant reimbursement funding?
	19	...maximize utility rebates & incentives?
	20	...satisfy the educational program and spatial requirements cost effectively (no excess)?
	21	...avoid the need to immediately fund a future elementary school building project
	22	...provide the highest potential success at both the Town Meeting vote & ballot vote?



BUILDING OPTIONS DEVELOPMENT

Inherent Criteria / Guidelines

SUSTAINABILITY:

energy, daylighting, indoor air quality, etc

SAFETY & SECURITY:

both active & passive strategies

MIDDLE-SCHOOLER FOCUSED BUILDING:

students emotional & physical development, and inclusion and integration for all

BUILDING & SITE AS A COMMUNITY RESOURCE:

beyond school hours

VISIBLE LEARNING:

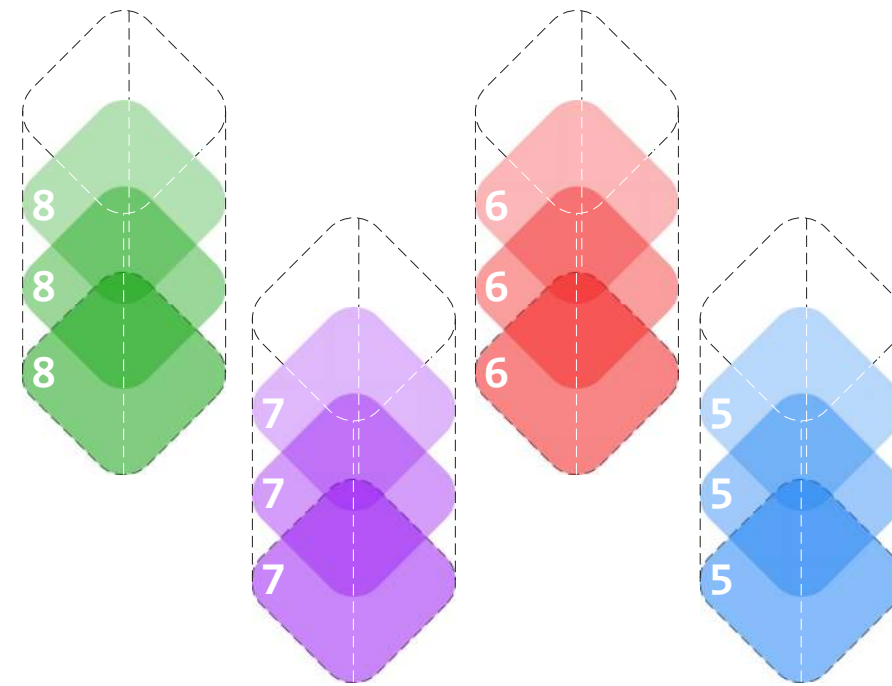
beyond the display case





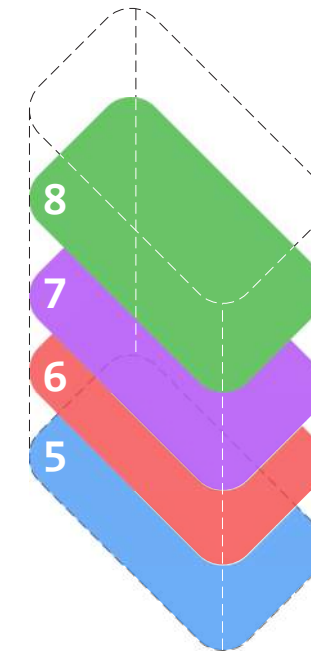
BUILDING OPTIONS DEVELOPMENT CONSIDERATIONS

Grade Level Separation & Controlled Interactions



A

Vertical Organization



B

Horizontal Organization



Options
Development

BUILDING OPTIONS DEVELOPMENT CONSIDERATIONS

Ideal Location of Site

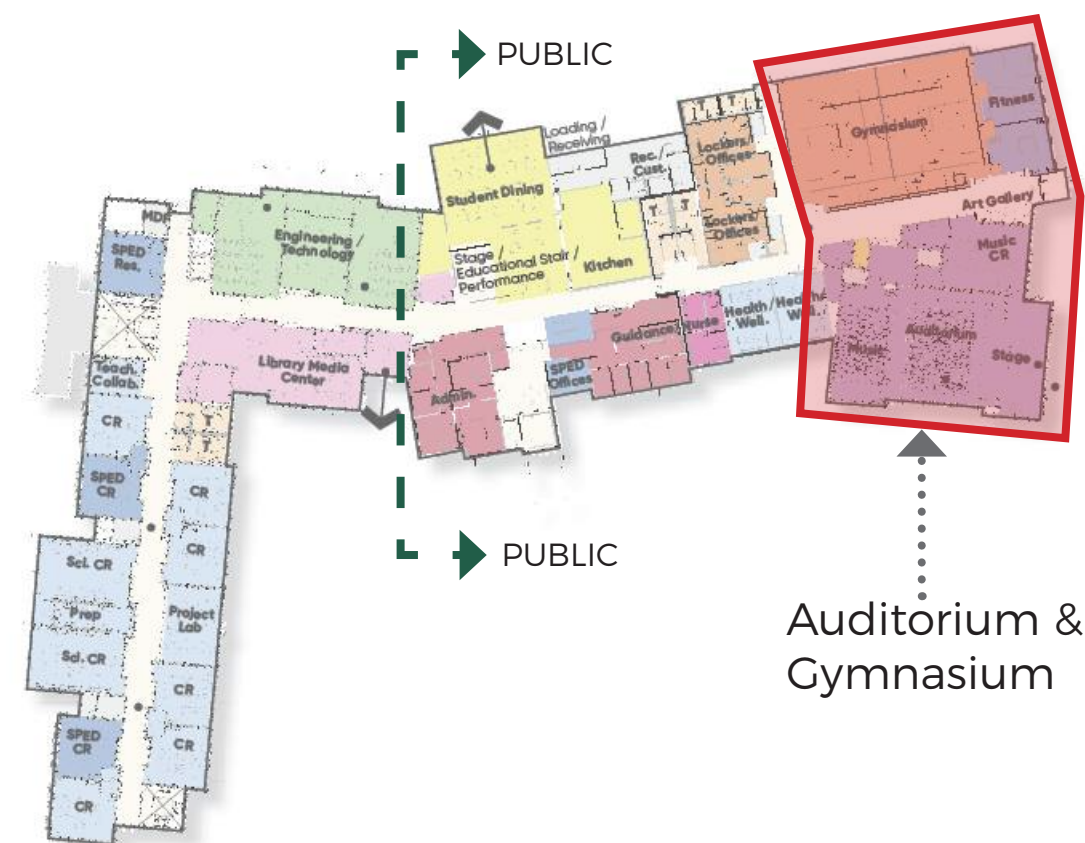




Performance Space and Athletic Space Adjacency

Public Use spaces and Access

Hansen or other Elementary School use amenities/programs





Next Steps

WILSON, CALVIN
MIDDLE SCHOOL
33

Next Meeting: December 20

In Person - CHS Distant Learning Lab

Upcoming Votes

December 2023

- ☐ Type of performance space
 - auditorium/cafetorium/gymnasium
- ☐ Preferred option to develop in the Schematic Design (SD) phase

Community Forums

- ☐ November 13: Performance space options
- ☐ November 29: Status overview/recap

