

Galvin Middle School, Canton, MA

School Building Committee & School Committee Presentation

(JOINT MEETING)

December 20, 2023

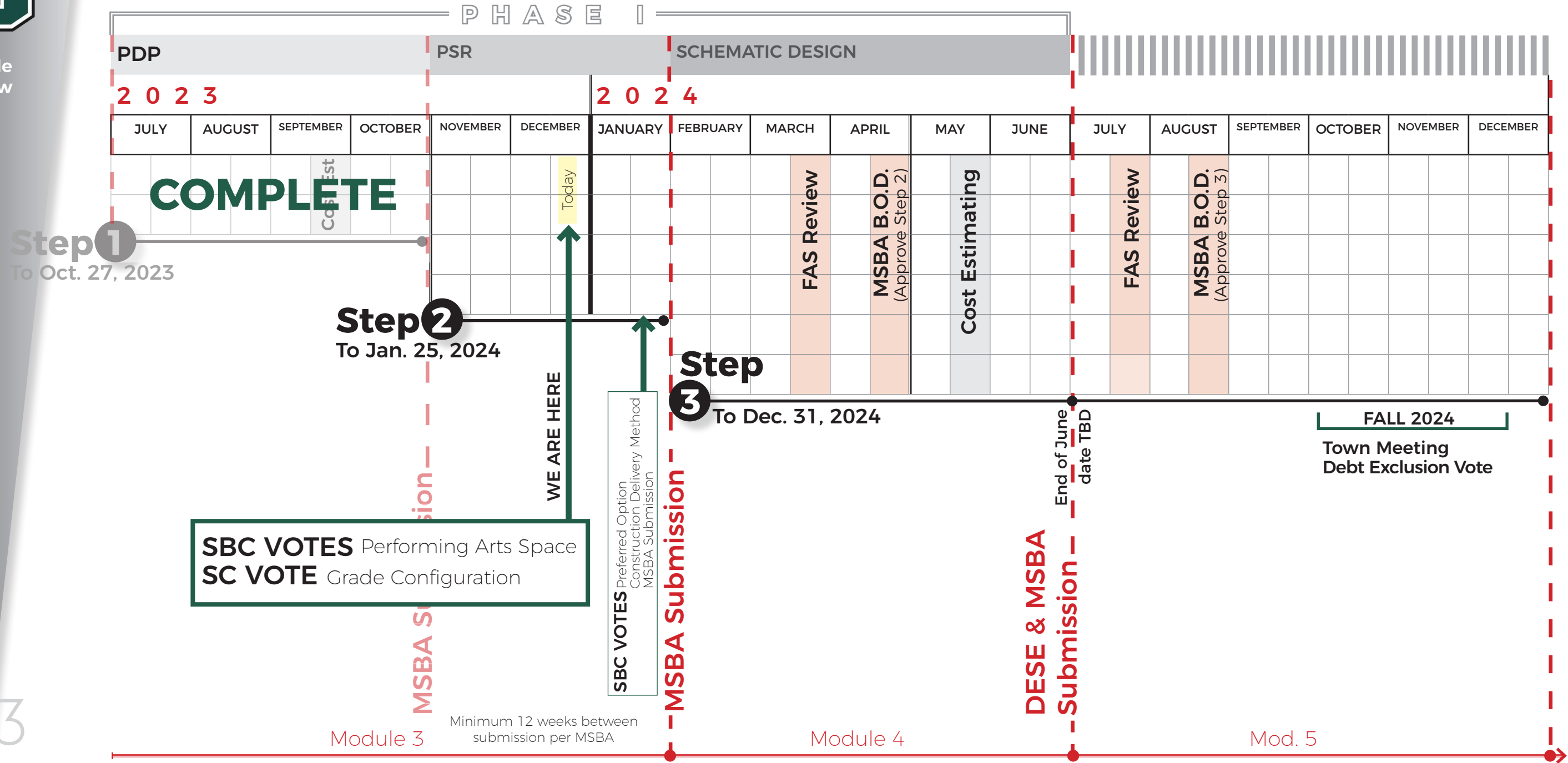


AGENDA:

1. Call to Order
2. Schedule Overview
3. Grade Configuration Review
4. Public Comment: Grade Configuration
5. Grade Configuration Discussion & VOTE
6. Performance Spaces Review
7. Public Comment: Performance Spaces
8. Performance Spaces Discussion & VOTE
9. Project Approvals
10. Budget Overview
11. Adjourn



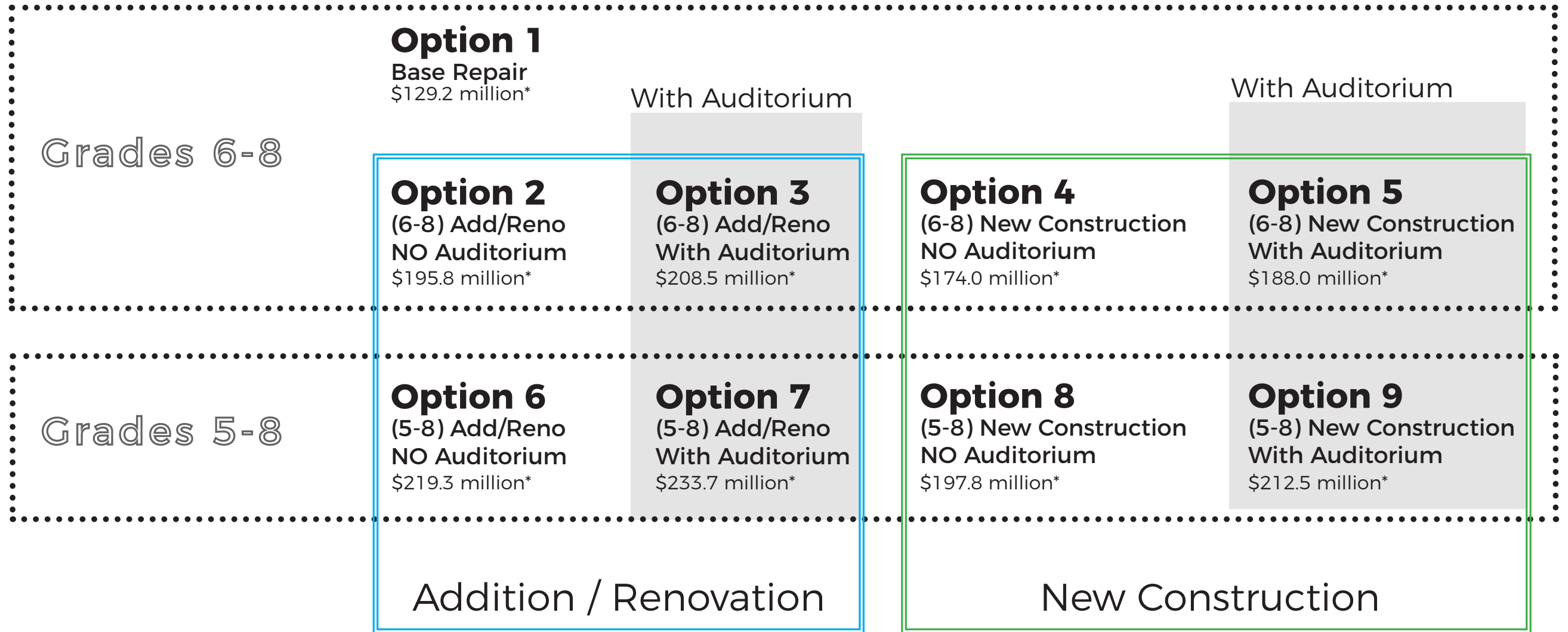
Galvin Middle School Project Schedule Overview





Building Options

Matrix of possible configurations



* Estimated total project cost identified is middle of a +/- 5% range



Building Options - Matrix

Building Organization Options

Grades 6-8

Grades 5-8

<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)

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

<i>Categories</i>	<i>Statement</i> - 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 ...provide expanded access to school-based athletic education space and increased formal after-school use?
	06 ...have connections to the outdoors and opportunities for outdoor learning?
Community & Access	07 ...optimize community use around the site and improve access to the site?
	08 ...optimize resources for community use within the building?
	09 ...enhance safety and security on site?
	10 ...improve service/delivery/custodial access & operations?
Construction Phasing	11 ...require phased-occupied construction?
	12 ...minimize impact to athletic fields during construction?
	13 ...allow for on site parking during construction?
	14 ...include adequate space for construction staging?
	15 ...minimize construction duration?
Sustainability	16 ...provide the most energy efficient solution, thus minimizing long-term operating costs?
	17 ...provide the best opportunity for a net-zero energy building design?
	18 ...orient academic wings in the most ideal orientation to capitalize on natural daylight?
Cost	19 ...maximize the available MSBA grant reimbursement funding?
	20 ...maximize utility rebates & incentives?
	21 ...satisfy the educational program and spatial requirements cost effectively (no excess)?
	22 ...avoid the need to immediately fund a future elementary school building project
	23 ...provide the highest potential success at both the Town Meeting vote & ballot vote?



Grade Configuration

Overview

- ❑ MSBA acknowledges the space capacity needs for the project and is allowing Canton to investigate a grade configuration adjustment as part of the Feasibility Study
- ❑ Current grade configuration includes grades 6 through 8
- ❑ MSBA Identified Enrollment:
 - 6 through 8 configuration: **760 students**
 - 5 through 8 configuration: **1,020 students**
- ❑ Vote is required on grade level configuration for the Preferred Schematic Report (PSR) submission



CURRENT PHASE



Grade Configuration

Superintendent's Recommendation

After considering the educational visioning process, the design potential, the community forum feedback and many conversations, **I am recommending a 5-8 grade configuration for the Calvin Middle School project.** The 5-8 grade configuration will provide enhanced educational opportunities for our students and will alleviate the overcrowding in the elementary schools.

There is a great deal to consider and intentionally plan for regarding this recommended shift, but Canton Public Schools is well poised to do so thoughtfully and comprehensively so our students, staff and families can thrive in a new building.



Information
Gathering

Meetings / Discussions / Workshops

Information Gathering

- **Visioning workshops** (Jul 27, Aug 21, Sept 6, Sept 11)
- **Educational Program workshops** (Jul 14, Jul 21, Aug 2, Aug 3, Aug 16, Aug 18, Sept 8, Sept 14, Sept 19,
- **Working group meetings** (weekly)
- **School Building Committee meetings** (Sept 20, Oct 18, Nov 15)
- **School Committee meetings** (Aug 3, & every meeting since October 5th)
- **Community Forums** (Sept 27, Oct 25, Nov 13, Nov 29)
- **Informational booth at back-to-school farmer's market** (Aug 27)
- **Observation Immersion - Educational** (Sept 18)
- **Facility Assessment** (July/Aug)
- **Public Safety & Building Department discussions** (Jul 21)
- **and more....**

UPCOMING SC VOTE:

DEC 20

- **Grade Configuration**
Remain a 6-8 or modify to a 5-8

Physical Groupings
- work well with
peers & adults
Need for movement!
- time of physical growth
- flexible furniture area





Student Centered Design

Student - Centered Design Considerations

- Still kids
- High energy
- Rapidly growing
- Small and immature
- Eager to please
- Searching for a social group
- Nervous, anxious, fragile
- Emerging executive functioning
- Overwhelmed
- Excited and sweet
- Prepubescent and young
- Seek teacher/adult interaction and approval
- Structured friendships
- Structure in academics and expectations
- Exploration and team activities
- Physical growth and need for movement and outdoors



Canton Elementary Schools Program Considerations

What programs could utilize the vacated 5th grade classrooms:

HANSEN ELEMENTARY SCHOOL

- Music Room
- Health Classroom
- Loop Classroom
- Reading / Special Education Classroom
- School Conference Room (from previous reading room)

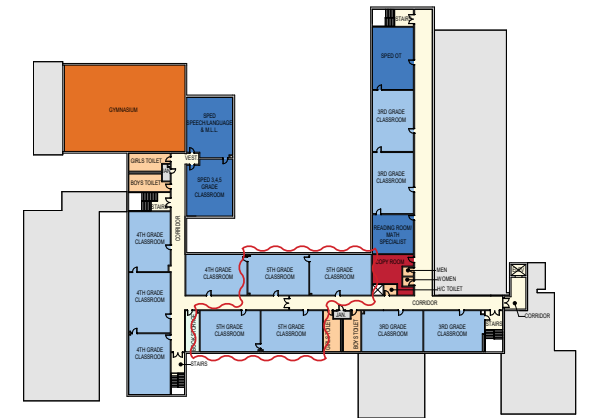
JFK ELEMENTARY SCHOOL

- Computer & technology space
- Counselors Office
- Calming Space
- Testing Space

LUCE ELEMENTARY SCHOOL

- Conference room
- Testing / breakout room / small group collaboration space
- Office space (assistant principal)
- SEL & Sensory room

* Examples based on current needs



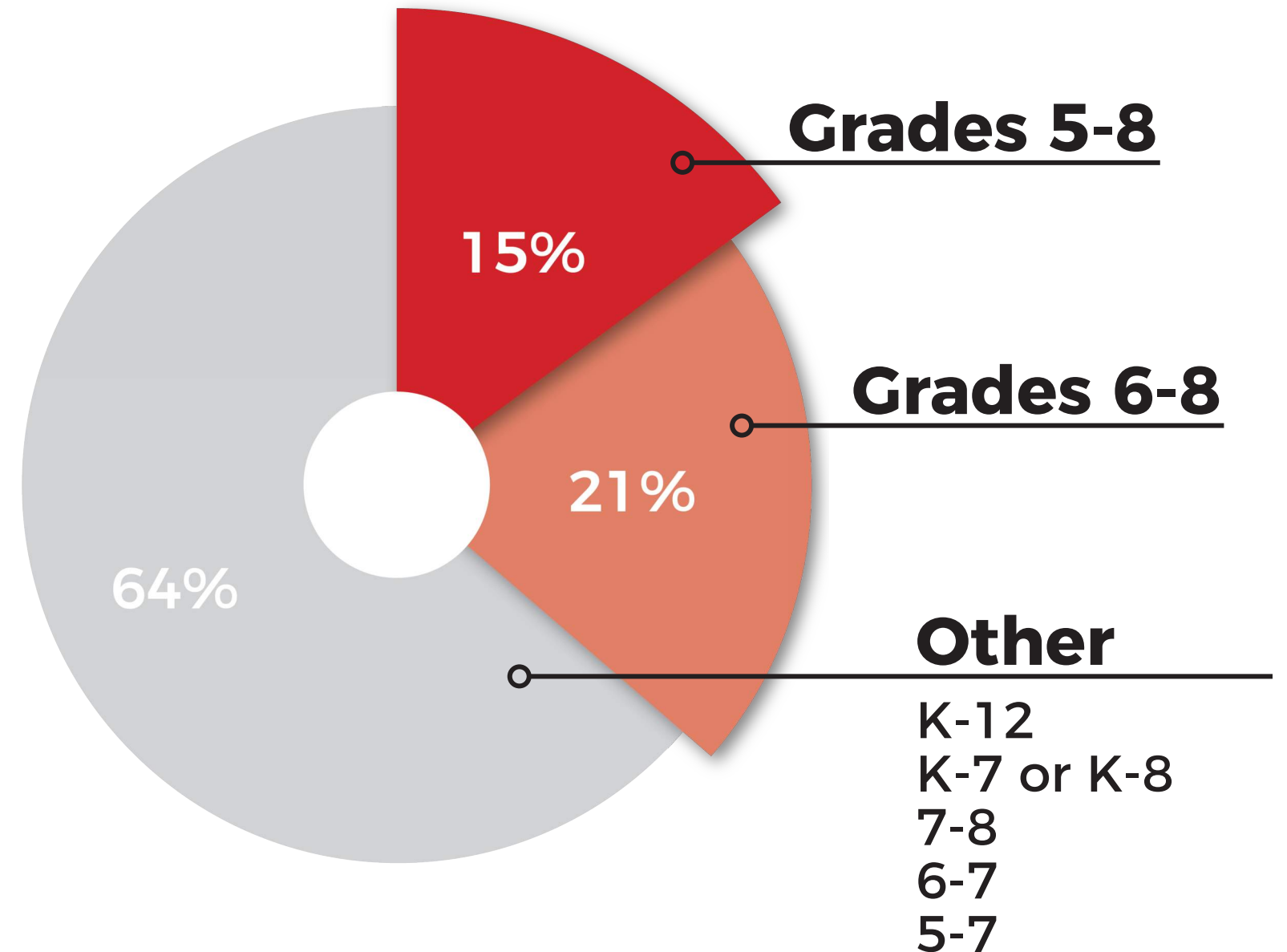


Grade-Level Configuration

Ai3 has assisted many cities/towns in 20+ years with Middle School grade configurations

- 5-8 // Abington
- 5-8 // Beverly
- 6-8 // Brockton
- 5-8 // East Bridgewater
- 6-8 // Hingham
- 6-8 // Hull
- 6-8 // Lincoln, RI
- 5-8 // Lynnfield
- 5-8, 5-8 // Natick (2)
- 5-8 // Norwood
- 6-8 // Providence, RI
- 5-8, 6-8 // Quincy (2)
- 6-8 // Reading
- 6-8 // Somerset
- 6-8 // Watertown
- 5-8 // Whitman
- 5-8, 5-8 // Woonsocket, RI (2)

Public Middle Schools in Massachusetts





Community Engagement - Participant Polling

Multiple Choice Questions

Rank the following considerations the District needs to be mindful of when making the grade configuration decision:

- Peer-to-peer interactions
- Busing
- Traditions
- Lunch/recess
- Access to clubs and programs
- Transition time - 3 or 4 years in same building
- Capacity at Elementary Schools
- Offering of Academic Programming

Row Labels	Sum of Values:
Peer-to-peer interactions	261
Capacity at elementary schools	228
Offering of Academic Programming	214
Busing	163
Access to Clubs and Programs	155
Lunch / Recess	146
Transition time - 3 or 4 years in the same building	132
Traditions	82



Community Engagement - Participant Polling

Multiple Choice Question

Are you open to the idea of modifying the grade configuration of Galvin to include 5th grade?

YES 28

NO 9

UNSURE 6

Results from this poll will be utilized to inform the decision, not make the decision.



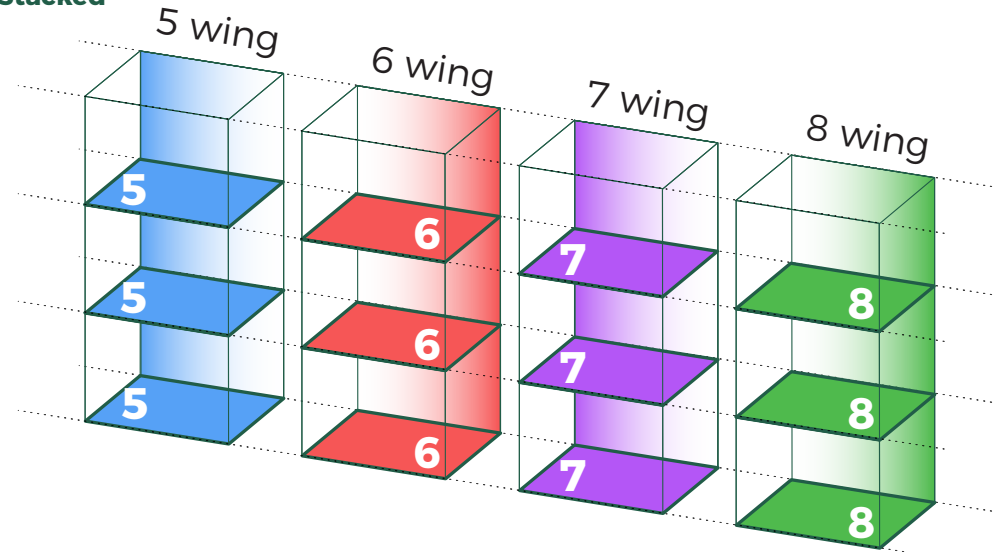
Grade Separation

BUILDING OPTIONS DEVELOPMENT CONSIDERATIONS

Grade Level Separation & Controlled Interactions

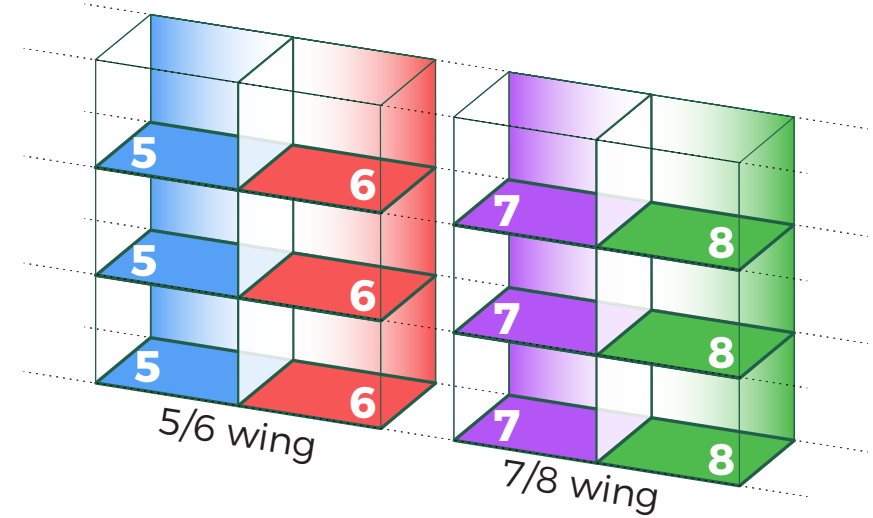
Scheme 1

Grade Level Teams: Stacked in Separate Wings



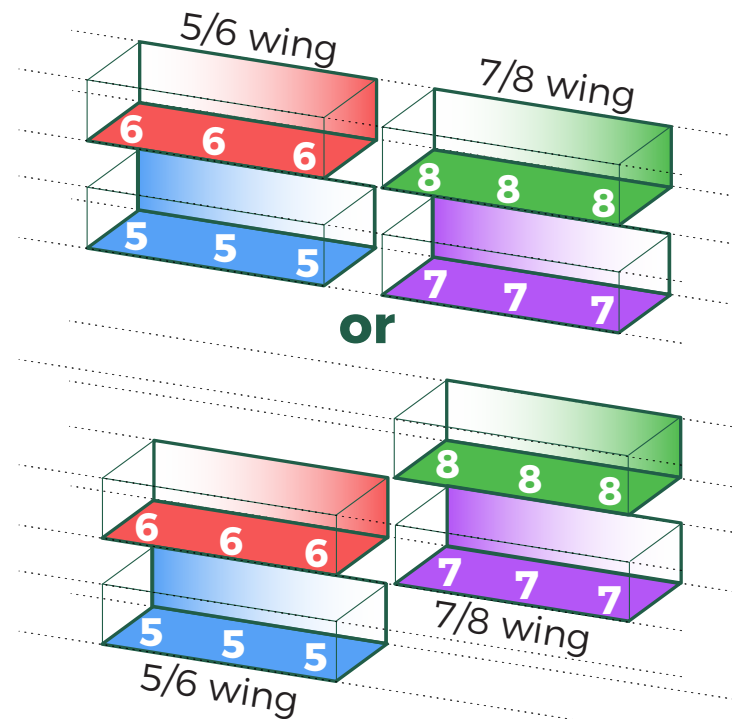
Scheme 2

Grade Level Teams: Stacked with Grade Level Adjacency



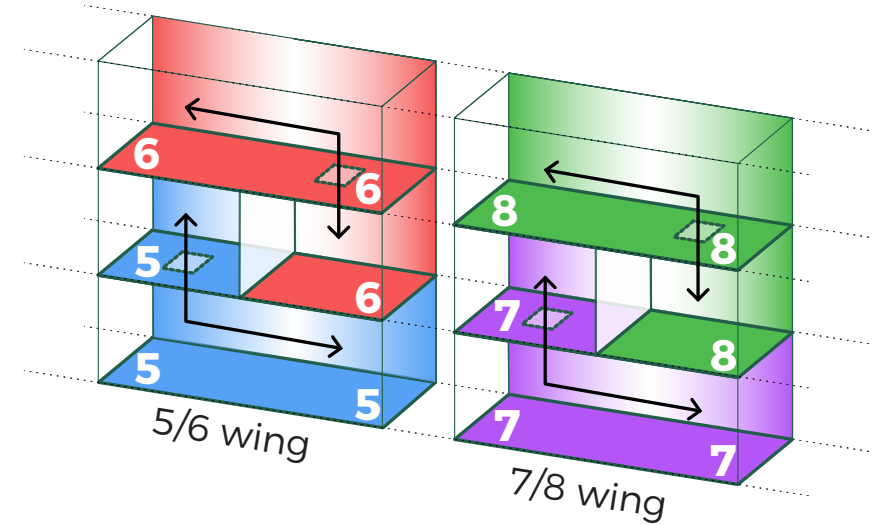
Scheme 3

Grade Level Teams: Single Floor Distribution



Scheme 4

Grade Level Teams: Split Between Two Floors





Building Options

Matrix of possible configurations

- Addition of Grade 5 adds approximately \$25 million

↳ potential future costs required to update elementary schools for capacity if 5th grade does not move to GMS

	Option 1 Base Repair \$129.2 million*	With Auditorium	With Auditorium
Grades 6-8	Option 2 (6-8) Add/Reno NO Auditorium \$195.8 million*	Option 3 (6-8) Add/Reno With Auditorium \$208.5 million*	Option 5 (6-8) New Construction With Auditorium \$188.0 million*
Grades 5-8	Option 6 (5-8) Add/Reno NO Auditorium \$219.3 million*	Option 7 (5-8) Add/Reno With Auditorium \$233.7 million*	Option 9 (5-8) New Construction With Auditorium \$212.5 million*
	Addition / Renovation		New Construction

* Estimated total project cost identified is middle of a +/- 5% range



Grade Configuration

- ▣ **Public comment**
- ▣ **Committee Discussion**
- ▣ **Vote**



Performing
Arts Space

Performing Arts Space - OPTIONS

AUDITORIUM

Considered ineligible for reimbursement by the MSBA

CAFETERIA & AUDITORIUM = CAFETORIUM

Considered eligible for partial reimbursement by the MSBA

GYMNASIUM & AUDITORIUM = GYMATORIUM

Considered eligible for partial reimbursement by the MSBA



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

Kennedy Middle School // Natick, MA 503 seats





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 50%)	YES	PARTIALLY (6-8 grades)	YES
Available throughout entire school day?	YES	NO <i>(not during lunch)</i>	NO <i>(not during gym)</i>
Includes fixed seating?	YES	NO	NO
Allows for flexibility?	NO <i>(only on stage)</i>	YES	YES
Includes ideal lighting for performances?	YES	NO <i>(not during lunch)</i>	NO <i>(not during gym)</i>
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 (80)
- b) INCLUDE CAFETORIUM ONLY (3)
- c) INCLUDE GYMATORIUM ONLY (4)
- d) NO PREFERENCE (1)
- e) UNSURE AT THIS TIME (3)

Polls closed at:
**3:00pm on
November 20**
(open 1 week)

91 Participants





Building Options

Matrix of possible configurations

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	Addition / Renovation		New Construction

* Estimated total project cost identified is middle of a +/- 5% range



Auditorium Cost Information

□ Auditorium cost breakdown

600 seat auditorium

7,000 sf seating area
+ 2,000 sf stage

= 9,000 sf program area
× 1.5 grossing factor

= 13,500 gsf total area
× \$780/sf average cost/sf

= \$10,530,000 construction cost
× 27% soft costs

= \$13,373,100 total project cost ADD

800 seat auditorium

9,300 sf seating area
+ 2,000 sf stage

= 11,300 sf program area
× 1.5 grossing factor

= 16,950 gsf total area
× \$780/sf average cost/sf

= \$13,221,000 construction cost
× 27% soft costs

= \$16,790,670 total project cost ADD

+ \$3,417,570 ADD for additional 200 seats

* Costs indicated are to provide an approximate order of magnitude. Actual values will vary depending on building configuration and option selected.



Performing
Arts Space

District Recommendation

❑ Historical Data:

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

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

Average number of attendees per night at MS & ES plays: **502**

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

- ❑ An auditorium aligns with the educational program and the vision for Canton Public Schools
- ❑ Provides the Canton Community with the use of a large gathering space designed to support multiple types of performances
- ❑ An auditorium at GMS would assist in alleviating congestion at the HS Auditorium
- ❑ An auditorium provides a dedicated performance space for the drama, choral, band, & orchestra classes as well as multiple extra-curricular groups

Including an auditorium as part of the Galvin Middle School project would provide numerous educational and community benefits. **The District recommends including an auditorium as part of the Galvin Middle School project.**



Performing
Arts Space

Performing Arts Space

- ▣ **Public comment**
- ▣ **Committee Discussion**
- ▣ **Vote**



MEETING MINUTES



SUGGESTED VOTE:

Vote to approve meeting minutes from the November 15, 2023 SBC Meeting

December 20, 2023



PROJECT APPROVALS

OPM Contract Amendment #1



Scope Included:

- Project Cost Estimating Services through AM Fogarty:
 - PSR Phase Estimates: \$9,000
 - 10% LF Markup: \$900

Timeline for Work:

- December 2024/January 2024
- May 2024/June 2024

Fee for Basic Services	Original Contract	Previous Amendments	Amount of This Amendment	After This Amendment
Feasibility Study/Schematic Design Phase:	\$346,000.00	\$ 0	\$ 9,900.00	\$ 355,900.00
Design Development Phase:	\$ 0	\$ 0	\$ 0	\$ 0
Construction Documents Phase:	\$ 0	\$ 0	\$ 0	\$ 0
Bidding Phase:	\$ 0	\$ 0	\$ 0	\$ 0
Construction Phase:	\$ 0	\$ 0	\$ 0	\$ 0
Completion Phase:	\$ 0	\$ 0	\$ 0	\$ 0
Total Fee	\$346,000.00	\$ 0	\$ 9,900.00	\$ 355,900.00

December 20, 2023



PROJECT APPROVALS



Project Invoices - TOTAL \$110,185.83

INVOICES					
Invoice Date	Vendor	Invoice #	Budget Category	Description of Services	Invoice \$
11/30/23	LeftField, LLC	9	OPM –Feasibility Study/ Schematic Design	OPM Feasibility Study Services for: November 1 – November 30, 2023	\$17,300.00
11/30/23	Ai3	005B	A/E - Feasibility Study/ Schematic Design	A/E - Feasibility Study Basic Services November 1 – November 30, 2023	\$78,570.00
11/30/23	Ai3	004E	A/E – Feasibility Study/ Schematic Design	A/E – Extra Services (within contract) Geotech, Environmental Permitting, and Wetland Delineations	\$14,315.83
	Ai3			Total Ai3 Invoices	\$92,885.83
				TOTAL:	\$110,185.83



Budget Update

PROJECT APPROVALS

Feasibility Study Total Project Budget



William H. Galvin Middle School - Canton, MA										November 30, 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	\$ 9,900	\$ 355,900	\$ 355,900	100%	\$ 155,700	44%	\$ 200,200	
0002-0000	A&E Feasibility Study/Schematic Design	\$ 900,000	\$ 187,860	\$ 1,087,860	\$ 1,087,860	100%	\$ 469,462	43%	\$ 618,398	
0003-0000	Environmental & Site	\$ 204,000	\$ (187,860)	\$ 16,140	\$ -	0%	\$ -	0%	\$ 16,140	
0004-0000	Other	\$ 50,000	\$ (9,900)	\$ 40,100	\$ -	0%	\$ -	0%	\$ 40,100	
	SUB-TOTAL	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 1,443,760	96%	\$ 625,162	42%	\$ 874,838	
TOTAL PROJECT BUDGET		\$ 1,500,000	\$ -	\$ 1,500,000	\$ 1,443,760	96%	\$ 625,162	42%	\$ 874,838	
FUNDING SOURCES		Max w/ Conting.	Max w/o Conting.	Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate		
	Maximum State Share	\$ 483,900	\$ 483,900	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	47.21%		
	Local Share	\$ 1,016,100	\$ 1,016,100							
	SUB-TOTAL	\$ 1,500,000	\$ 1,500,000							

- All Contract Amendments have been committed against the original budget to indicate the remaining funds in each Budget Category
- All Invoices have been indicated in the Budget

Committed: 96%

Expended: 42%

Uncommitted Funds: \$56,240

December 20, 2023



Next Steps

WILLIAM H. CALVIN
MIDDLE SCHOOL
33

Next SBC Meetings:

January 3
Virtual

January 17
In-person (Rodman 33A)

Next SC Meeting:

January 18

Upcoming Votes

January 2024

- Construction Delivery Method
- Preferred option to develop in the Schematic Design (SD) phase
- Submit to the MSBA (Both SBC and SC)

