



Sylvester School Solution



Project Mission

The Center Sylvester Building Committee is proud to present the Center Renovation Project to our Community. Our mission is to resolve with finality the numerous deficiencies of the Sylvester Building and provide Hanover students with a safe, accessible 21st Century learning environment.

Sylvester School has significant deficiencies.

- Exterior and Interior are not accessible to individuals with mobility challenges
- Fire ratings do not meet code
- Inadequate ventilation → poor air quality
- Wiring and electric systems do not meet code
- Not energy efficient
- Current amperage does not support technology needs
- Overcrowding and lack of sufficient space for educational programming



Project Mission

The deteriorating condition of Sylvester has been well documented. Fifteen years ago, in 2002, a study conducted by architectural firm Dore and Whittier concluded that **“the building is obsolete”** and has **“effectively outlived it’s usefulness as a school.”** It found that **“central building systems (heating, plumbing, electrical) are original or obsolete, making them unreliable and expensive to maintain.”** The recommended solution was an addition to Center School.



Project Mission

More recently, in 2011 as part of a facilities study conducted by the Town, DRA Architects cited many of the same deficiencies noted by the 2002 study and concluded that the Sylvester School **“should no longer be used for grade school student education.”** They also recommended an addition to Center School as the wisest use of taxpayer funds to remedy Sylvester’s numerous deficiencies, stating **“because of the age of this particular building general periodic maintenance is not a methodology that will elevate the condition of the building above poor.”**



Project Mission

Most recently, as part of this project, we were required to evaluate the possibility of renovating Sylvester. The Mt. Vernon Group architectural firm concluded that it would take greater than 10 million dollars simply to bring the building to code. Significantly, this would not include any improvements to educational programming and would not be eligible for MSBA reimbursement.



The Solution

46,735 square feet renovation and addition to Center School
Decommission Sylvester School



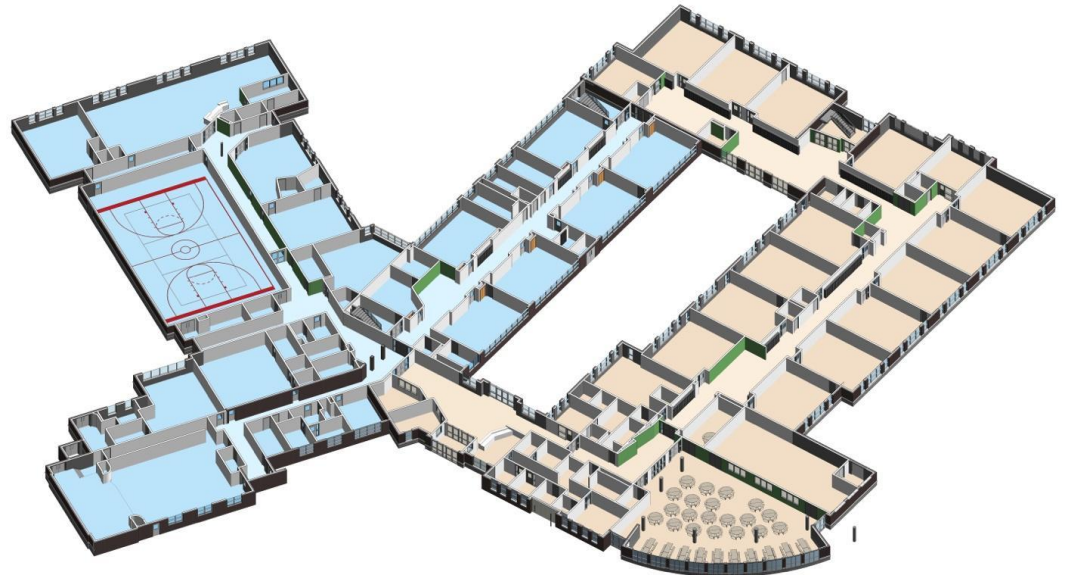
Several years of meetings with stakeholders, supported by a web page platform for information and feedback. The Building Committee Reconfiguration



The Solution

Highlights of the Project Include:

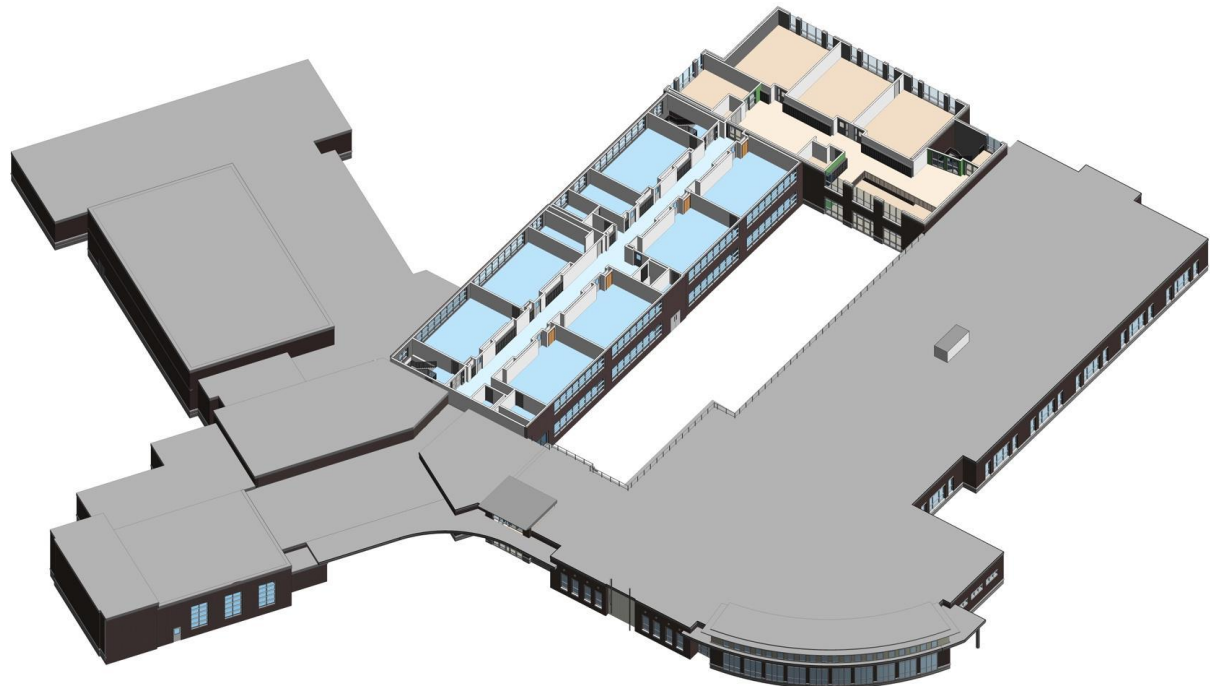
- Dedicated STEAM (Science, Technology, Engineering, Art & Math), Media & Maker Spaces to facilitate project based learning opportunities and learn through play
- Outdoor Courtyard with outdoor classroom space, multi-purpose space and garden area
- Break Out Space for flexible group learning and collaboration





The Solution

- Increased Safety and Security for Students
- Updated technology infrastructure to support increasing technology needs
- Fully Air Conditioned to provide an environment more conducive to learning
- Dedicated special education space for individualized instruction, OT and PT and a Therapeutic Learning Center





How We Got Here

While the need to resolve the issues with Sylvester Schools has been discussed in Hanover for over 15 years, these are some key significant moments in this project, which began 4 years ago.

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How We Got Here

4 YEARS AGO - 2012

A committee of concerned citizens is formed to evaluate the ongoing issues with Sylvester and prepare a statement of interest for submission to the Massachusetts School Building Authority

This Committee meets with and works closely with School and Town officials to best evaluate Sylvester School's current needs.



How We Got Here

3 YEARS AGO - 2013

- The School Committee and Board of Selectmen both approve the Statement of Interest developed by the Committee.
- 4/2013 - the Town submits the Statement of Interest to the MSBA
- 9/2013 - MSBA officials tour the Sylvester School



How We Got Here

2 YEARS AGO - 2014

- 1/29/2014 - MSBA invites Sylvester School into the eligibility period
- 4/2014 - Center Sylvester School Building Committee is formed and approved by the MSBA
- 5/6/2014 - Town Meeting unanimously approves \$500,000 to fund the Center Sylvester Feasibility Study and Schematic Design
- 8/12/2014 - Enrollment Certification executed by the School Department and MSBA (allowing a build for town-wide grades 2-4 population of 560 students)
- 9/24/2014 - MSBA approves Feasibility Study Agreement and moves the Town into the Feasibility Study Period



How We Got Here

1 YEAR AGO - 2015

- 1/26/2015 - Building Committee selects P3,Inc. as the Project Manager
- 6/16/2015 - MSBA Designer Selection Panel approves Mt. Vernon Group as designer / architect for the Center Sylvester Project
- 9/2015 - Educational visioning workshops begin
- 8/12/2015 - Enrollment Certification executed by the School Department and MSBA (allowing a build for town-wide grades 2-4 population of 560 students)
- 9/24/2015 - MSBA approves Feasibility Study Agreement and moves the Town into the Feasibility Study Period
- 10/28/2015 - School Committee votes to reconfigure elementary schools effective 9/2018 to District Wide Schools
- 11/30/2015 - Building Committee votes to submit Preferred Design Option to the MSBA



If We Need to Start Over

If this project doesn't move forward, it is imperative that we understand our path.

1. Educational Path - The School Committee decision to reconfigure school was not contingent on the school project. We will have town-wide kindergarten and first grade at Cedar School, second and third at Center School and town-wide fourth grade at Sylvester School.
2. Financial Path - Should we decide to continue to postpone an addition to Center, we will need to make investments in maintenance costs for Sylvester. While we can re-apply to the MSBA for financial assistance with this project, we have historically low interest rates as well as a guaranteed reimbursement rate that is higher than the high school's. We have no guarantee that the MSBA will allow us into their funding pipeline should we decide that we want to re-apply nor is there a guarantee that the MSBA will have sufficient funds for our project.



Project Budget Development

Our Project Budget goes through several stages of review.

Once the schematic design is complete, 2 separate estimates for the project cost are calculated - one by the project manager and one by the architects. These estimates must be reconciled before submission to the MSA.

Once the two estimates are reconciled, a final proposed budget is presented to the Massachusetts State Building Authority for vetting, review and a vote. The MSBA has the authority to reject any project budget that is not well-supported or that they determine to be excessive.

Our agreed upon and approved Project Budget is \$32,446, 161.



Investment

Hanover was awarded a facilities grant from the Mass. School Building Authority:

Total Cost of the Project	\$32,446,161
Facilities Grant Awarded by MSBA	<u>(\$15,861,754)</u>
Total Funding required by Town of Hanover	\$16,584,407
Less monies for feasibility study	<u>(\$235,690)</u>
Total funding required by Hanover with approval at Special Town Meeting and subsequent ballot vote.	\$16,348,717

With some retiring debt, a successful re-use at Sylvester School and cash that is being saved in Capital Stabilization fund via sale of Town owned property, we will be able to lower this number and reduce the burden on the taxpayers.



Tax Impact

Home Assessment (Not Market Value)	Yearly	Monthly
\$300,000	\$122	\$10.17
\$500,000	\$202	\$16.84
\$700,000	\$282	\$23.50



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The Time Is...

Need

Opportunity

Win - Win



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Important Dates

Special Town Meeting:
September 26, 2016

Ballot Vote:
October 1, 2016