



# Sylvester/Center Elementary Schools

Hanover  
School Committee Meeting  
October 14, 2015



Massachusetts School Building Authority



# MSBA'S TOTAL POPULATION FOR GRADES K-4 IS 890 STUDENTS

<u>SYLVESTER/CENTER SCHOOLS</u>		<u>CEDAR SCHOOL</u>	
<u>GRADE CONFIGURATION</u>	<u>POPULATION</u>	<u>GRADE CONFIGURATION</u>	<u>POPULATION</u>
K-4	415 STUDENTS (SYLVESTER 224, CENTER 191)	K-4	475 STUDENTS
2-4	560 STUDENTS (CENTER SCHOOL ONLY)	K-1	330 STUDENTS
3-4	380 STUDENTS (CENTER SCHOOL ONLY)	K-2	510 STUDENTS





# SYLVESTER/CENTER SCHOOL EXISTING SITE



Massachusetts School Building Authority





# SITE ANALYSIS PLAN

## SYLVESTER AND CENTER SCHOOL LOCATION



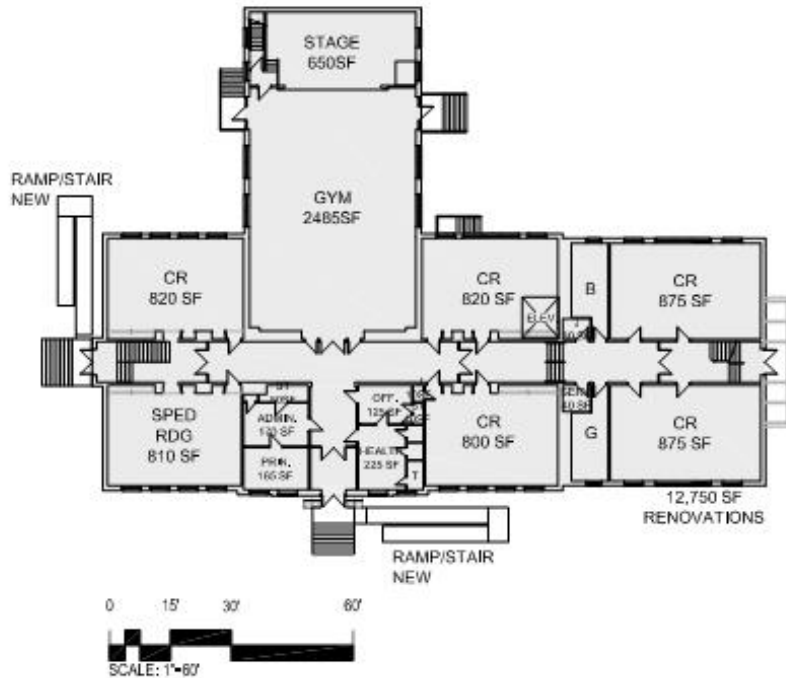
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# **ALTERNATIVE 1:**

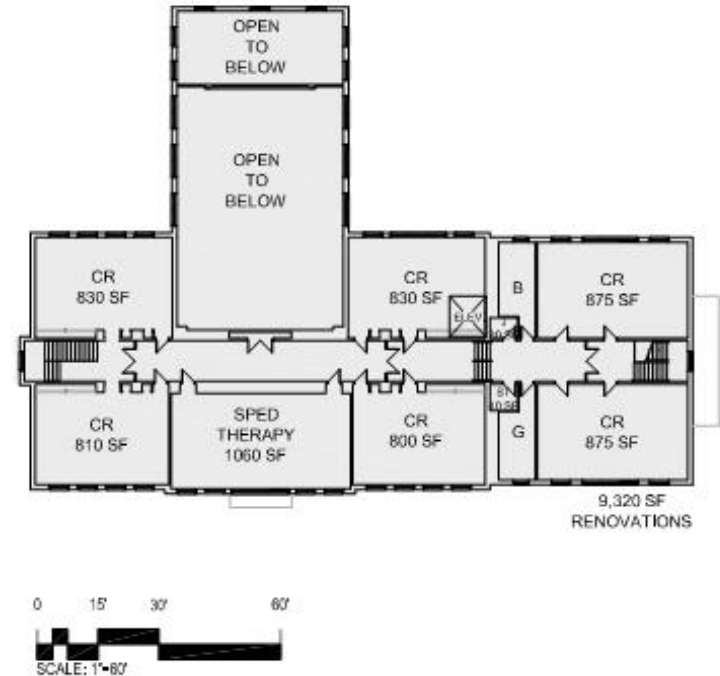
## **SYLVESTER SCHOOL LOCATION**

**3-4, 234 STUDENTS**  
**EXISTING SCHOOL CODE UPGRADES**  
**32,377 SQUARE FEET**



	Existing	New
2nd Floor	9,290	-
1st Floor	12,747	-
Lower Level	10,340	-
	32,377	-

**FIRST FLOOR PLAN**



	Existing	New
2nd Floor	9,290	-
1st Floor	12,747	-
Lower Level	10,340	-
	32,377	-

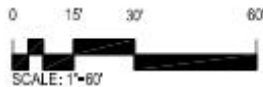
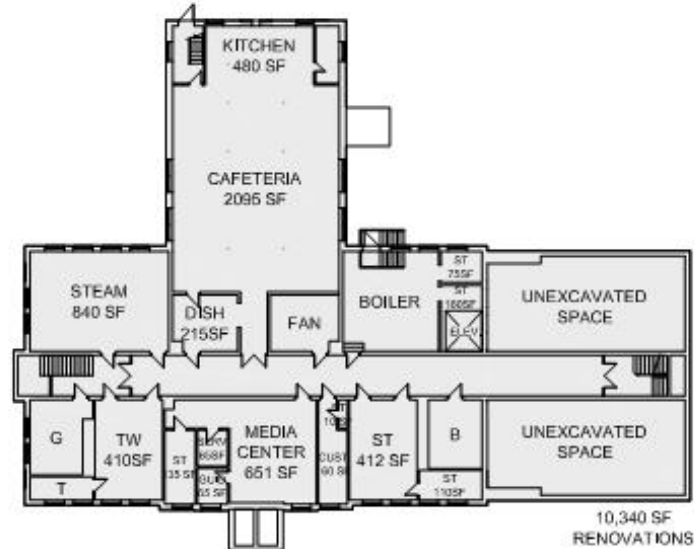
**SECOND FLOOR PLAN**



# **ALTERNATIVE 1:**

## **SYLVESTER SCHOOL LOCATION**

**3-4, 234 STUDENTS**  
**EXISTING SCHOOL CODE UPGRADES**  
**32,377 SQUARE FEET**



	Existing	New
2nd Floor	9,290	-
1st Floor	12,747	-
Lower Level	10,340	-
	<u>32,377</u>	-

### **LOWER LEVEL FLOOR PLAN**

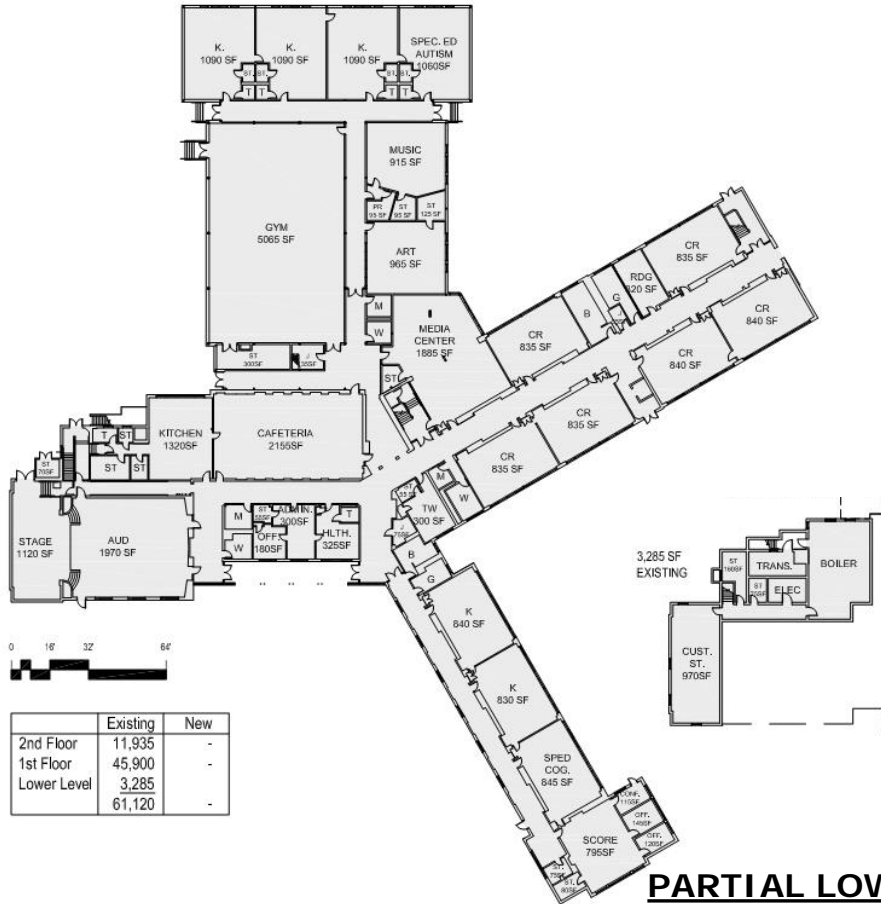


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# **ALTERNATIVE 1A:** **CENTER SCHOOL LOCATION** **K-2, 321 STUDENTS** **EXISTING SCHOOL CODE UPGRADES** **61,120 SQUARE FEET**



**FIRST FLOOR PLAN**

**PARTIAL LOWER  
LEVEL FLOOR PLAN**



**SECOND FLOOR PLAN**



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**ALTERNATIVE 4:**  
**CENTER SCHOOL LOCATION**

GR K-4, 415 STUDENTS  
FULL RENOVATION, NO DEMOLITION AND SMALL ADDITION  
80,555 SQUARE FEET



**SITE PLAN**



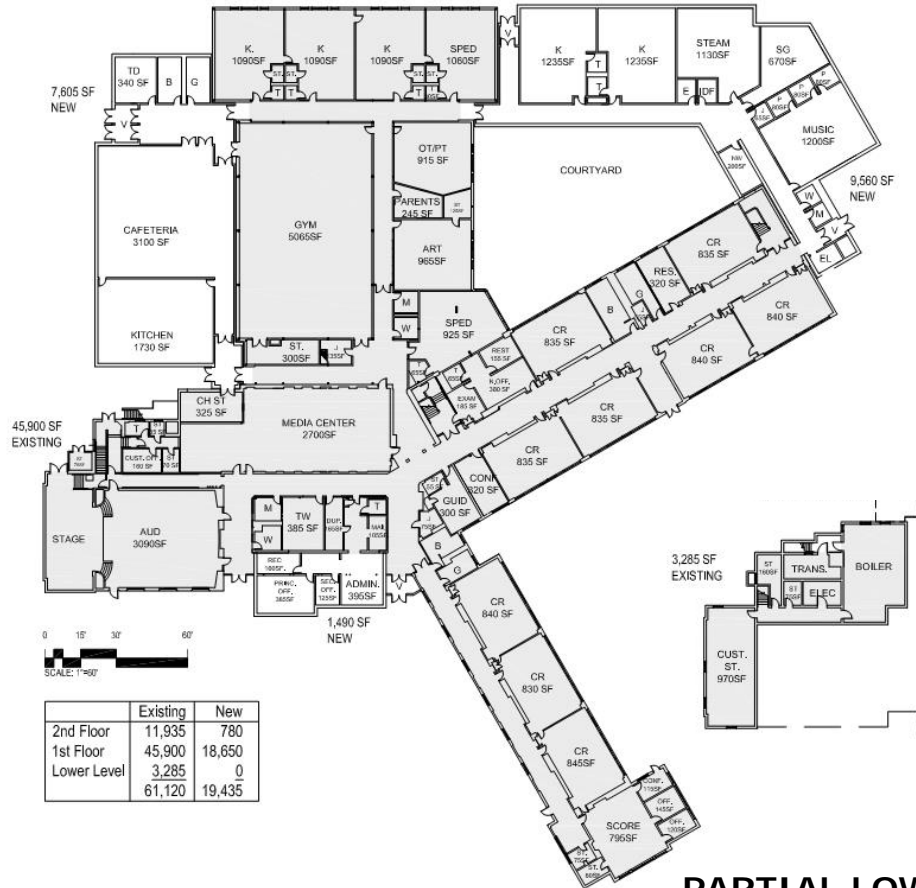
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# **ALTERNATIVE 4:** **CENTER SCHOOL LOCATION**

**GR K-4, 415 STUDENTS**  
**FULL RENOVATION, NO DEMOLITION AND SMALL ADDITION**  
**80,555 SQUARE FEET**



**FIRST FLOOR PLAN**

**PARTIAL LOWER  
LEVEL FLOOR PLAN**



**SECOND FLOOR PLAN**



**Massachusetts School Building Authority**



# **ALTERNATIVE 5:** **CENTER SCHOOL LOCATION**

GR K-4, 415 STUDENTS

FULL RENOVATION, PARTIAL DEMOLITION AND LARGE ADDITION  
77,190 SQUARE FEET



**SITE PLAN**



**P<sup>3</sup>**  
PROJECT PLANNING PROFESSIONALS

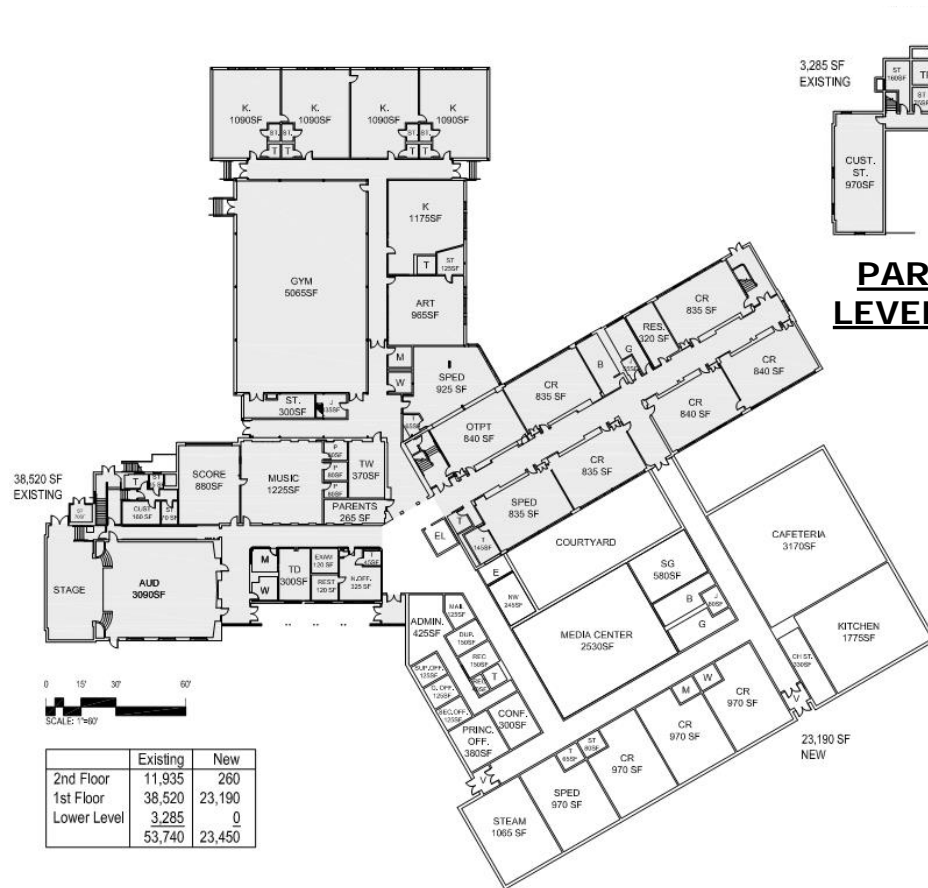
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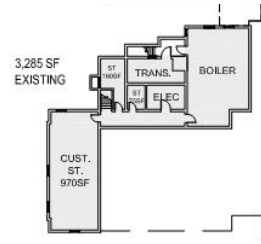
# ALTERNATIVE 5: CENTER SCHOOL LOCATION

GR K-4, 415 STUDENTS

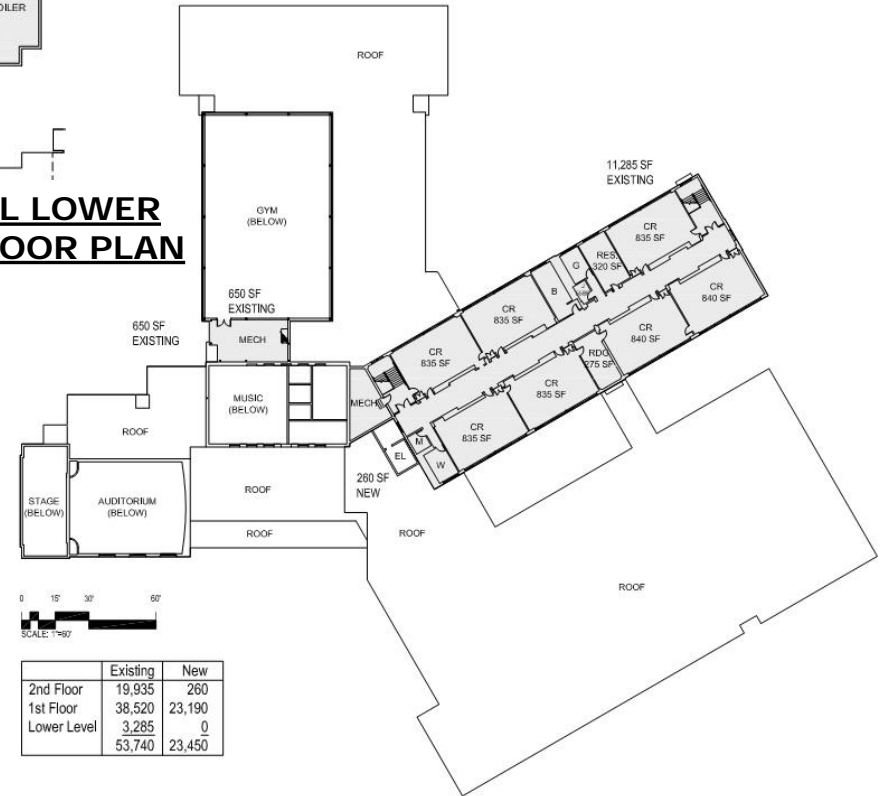
FULL RENOVATION, PARTIAL DEMOLITION AND LARGE ADDITION  
77,190 SQUARE FEET



**FIRST FLOOR PLAN**



**PARTIAL LOWER  
LEVEL FLOOR PLAN**



**SECOND FLOOR PLAN**



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**ALTERNATIVE 5A:**  
**CENTER SCHOOL LOCATION**

GR K-4, 415 STUDENTS  
FULL RENOVATION, PARTIAL DEMOLITION AND LARGE ADDITION  
77,455 SQUARE FEET



**SITE PLAN**



**Massachusetts School Building Authority**

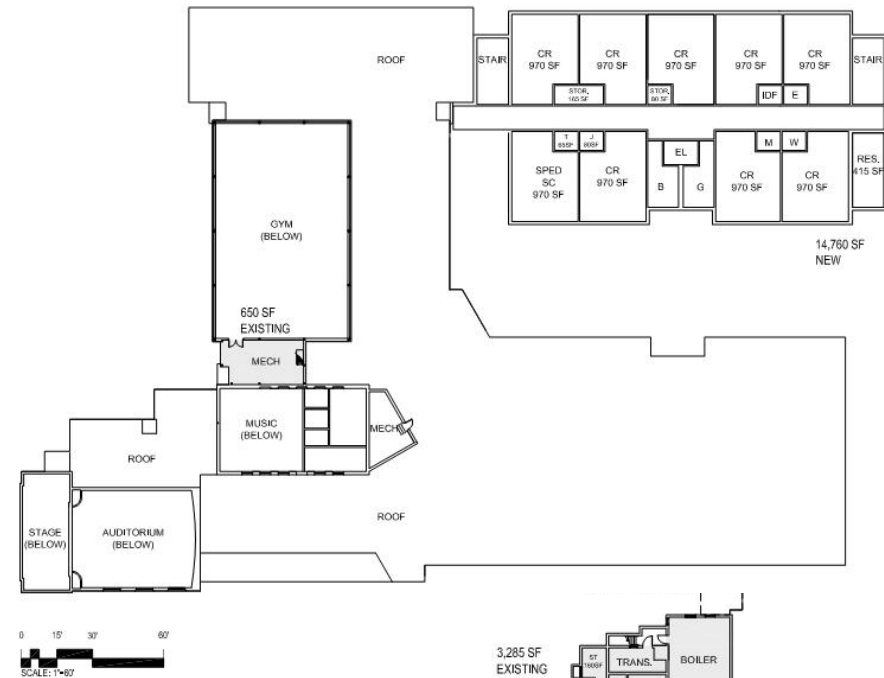


# **ALTERNATIVE 5A:** **CENTER SCHOOL LOCATION**

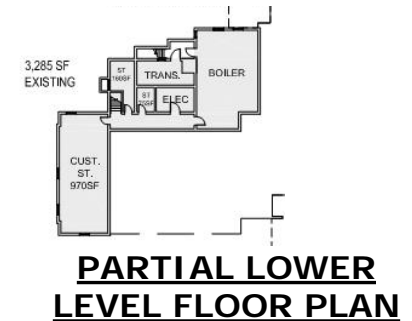
**GR K-4, 415 STUDENTS**  
**FULL RENOVATION, PARTIAL DEMOLITION AND LARGE ADDITION**  
**77,455 SQUARE FEET**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**PARTIAL LOWER LEVEL FLOOR PLAN**



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**ALTERNATIVE 7:**  
**CENTER SCHOOL LOCATION**

GR 2-4, 560 STUDENTS  
FULL RENOVATION, NO DEMOLITION AND SMALL ADDITION  
96,960 SQUARE FEET



**SITE PLAN**



**Massachusetts School Building Authority**



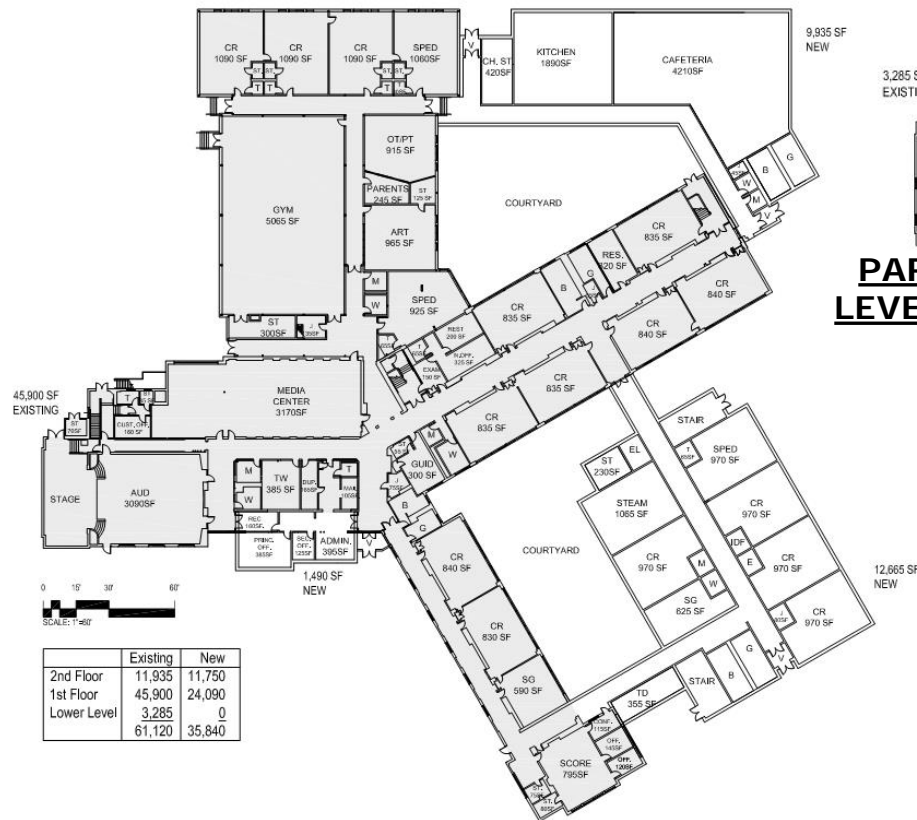


# **ALTERNATIVE 7:** **CENTER SCHOOL LOCATION**

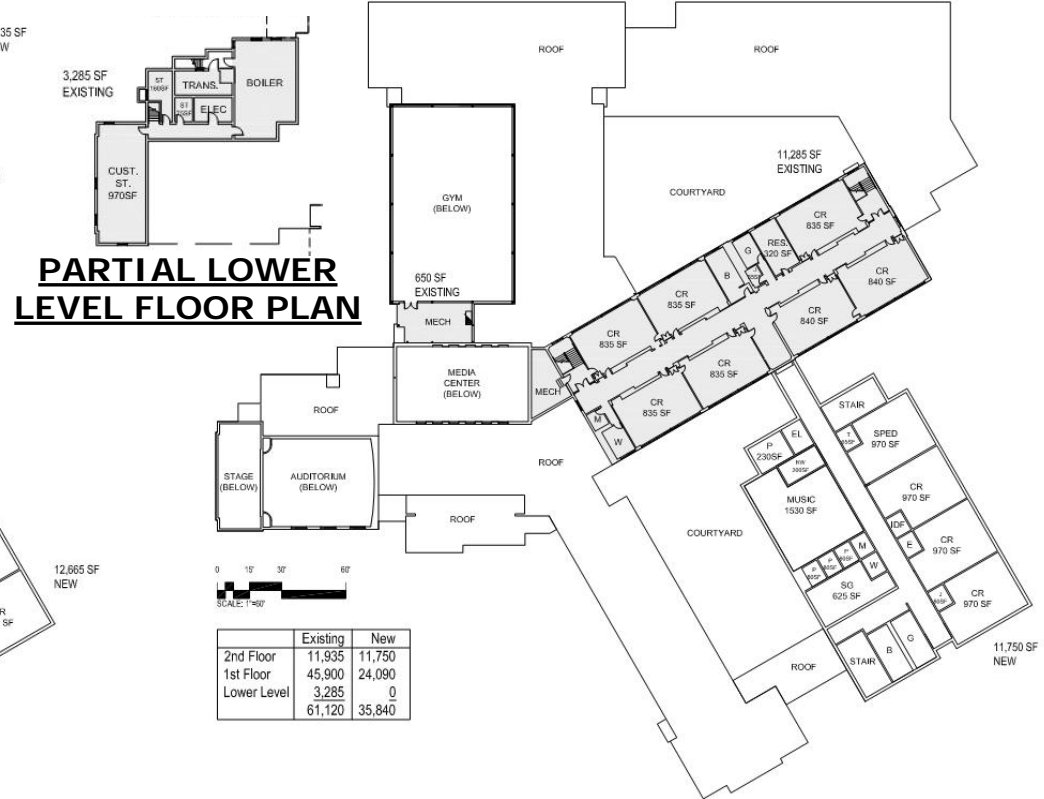
**GR 2-4, 560 STUDENTS**

**FULL RENOVATION, NO DEMOLITION AND SMALL ADDITION**

**96,960 SQUARE FEET**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



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# **ALTERNATIVE 8:** **CENTER SCHOOL LOCATION**

GR 2-4, 560 STUDENTS

FULL RENOVATION, PARTIAL DEMOLITION AND LARGE ADDITION  
91,210 SQUARE FEET



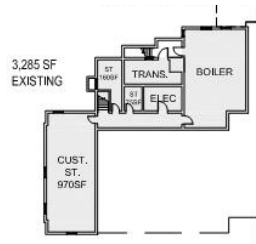
**SITE PLAN**



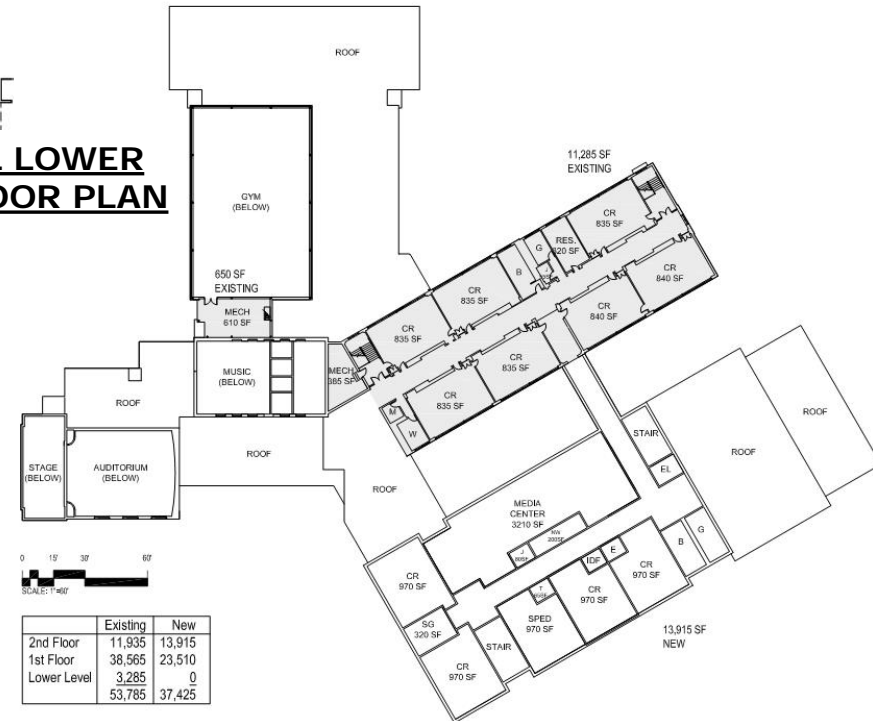
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**GR 2-4, 560 STUDENTS  
FULL RENOVATION, PARTIAL DEMOLITION AND LARGE ADDITION  
91,210 SQUARE FEET**



## PARTIAL LOWER LEVEL FLOOR PLAN



## SECOND FLOOR PLAN



## FIRST FLOOR PLAN



# Massachusetts School Building Authority





## PRELIMINARY COMPARITIVE COST FOR PDP SUBMISSION

Alternatives Comparison							
Description		Grade Configuration Gr. K-4; 890 district students	Construction Cost	Soft Costs (22%)	Total Project Costs	Approximate Minimum State Share (50%) approx.	Approximate Maximum Hanover Share (50%)
<b>Alternative #1 &amp; 1A</b>			\$11.3	\$2.5	\$13.8		\$13.8 no state reimbursement
Sylvester/Center School	code upgrades	no change					
Cedar School	no work	no change					
New School	N/A	N/A					
<b>Alternative #4</b>			\$24.6	\$5.4	\$30.0	\$15.0	\$15.0
Sylvester School	decommissioned	N/A					
Center School	full renovation; no demolition; addition	Gr. K-4, 415 students					
Cedar School - no work	no work	Gr. K-4, 475 students					
New School	N/A	N/A					
<b>Alternative #5</b>			\$23.5	\$5.2	\$28.7	\$14.3	\$14.3
Sylvester School	decommissioned	N/A					
Center School	full renovation; partial demolition; addition	Gr. K-4, 415 students					
Cedar School - no work	no work	Gr. K-4, 475 students					
New School	N/A	N/A					
<b>Alternative #5a</b>			\$28.1	\$6.2	\$34.3	\$17.1	\$17.1
Sylvester School	decommissioned	N/A					
Center School	full renovation; partial demolition; addition	Gr. K-4, 415 students					
Cedar School	no work	Gr. K-4, 475 students					
New School	N/A	N/A					
<b>Alternative #7</b>			\$27.2	\$6.0	\$33.2	\$16.6	\$16.6
Sylvester School	decommissioned	N/A					
Center School	full renovation; no demolition; addition	Gr. 2-4, 560 students					
Cedar School	no work	Gr. K-1, 330 students					
New School	N/A	N/A					
<b>Alternative #8</b>			\$26.6	\$5.9	\$32.5	\$16.2	\$16.2
Sylvester School	decommissioned	N/A					
Center School	full renovation; partial demolition; addition	Gr. 2-4, 560 students					
Cedar School	no work	Gr. K-1, 330 students					
New School	N/A	N/A					



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# Thank You



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# CEDAR SCHOOL LOCATION

K-4, 475 STUDENTS

63,405 SQUARE FEET



FIRST FLOOR PLAN



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# CEDAR SCHOOL LOCATION

K-1, 330 STUDENTS

63,405 SQUARE FEET



FIRST FLOOR PLAN



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