

# **Report to the Community on Wayland High School**

High School Study  
Committee

Oct. 18, 2003

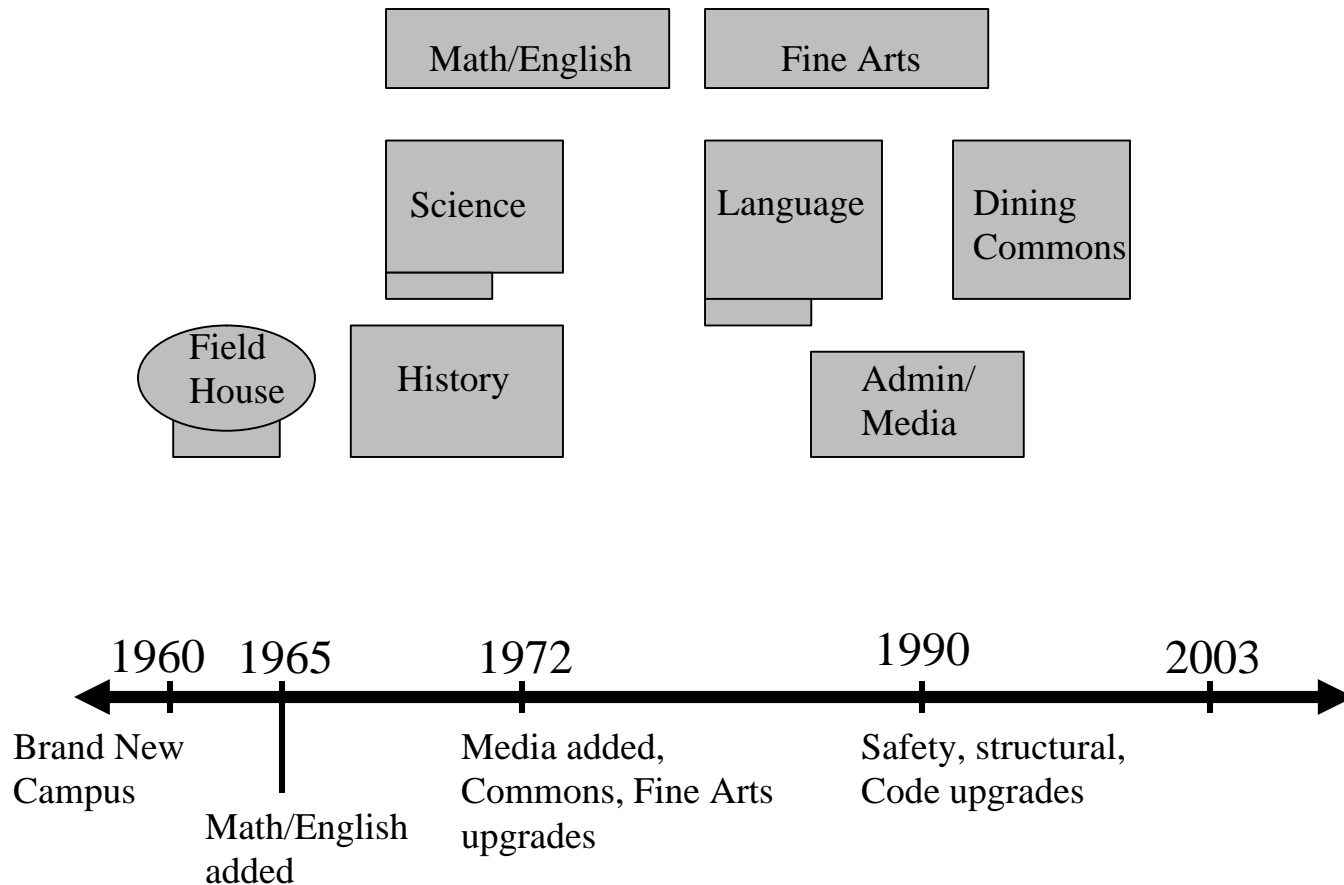
# What is Planned for Tonight?

- Provide an update on the high school situation
- Communicate the results of the High School Study Committee (HSSC)
- Describe the vision for the future
- Obtain feedback from you

# What Factors are Driving the Need to Take Action?

- The age and condition of the buildings
- The changes in our educational program
- The number of students we serve

# What Have we Got to Work With?



# Why Doesn't the Structure Meet our Educational Needs Today?

- Science and Technology have exploded since 1960
- There have been regulatory and environmental changes
- Educational techniques have changed
- Participation levels in our programs have increased

# Is the High School Overcrowded?

- The program is not yet compromised, but we are feeling the pinch:
  - Not enough classrooms now, especially labs
  - Rooms are crowded
  - Lunch begins as early as 10:00 am
  - Not enough space for sports teams, rehearsals
- From 2002 to 2007, the student population will have grown by 150 (an 18% increase)
- The school housed 1300 in 1970, but couldn't do so today

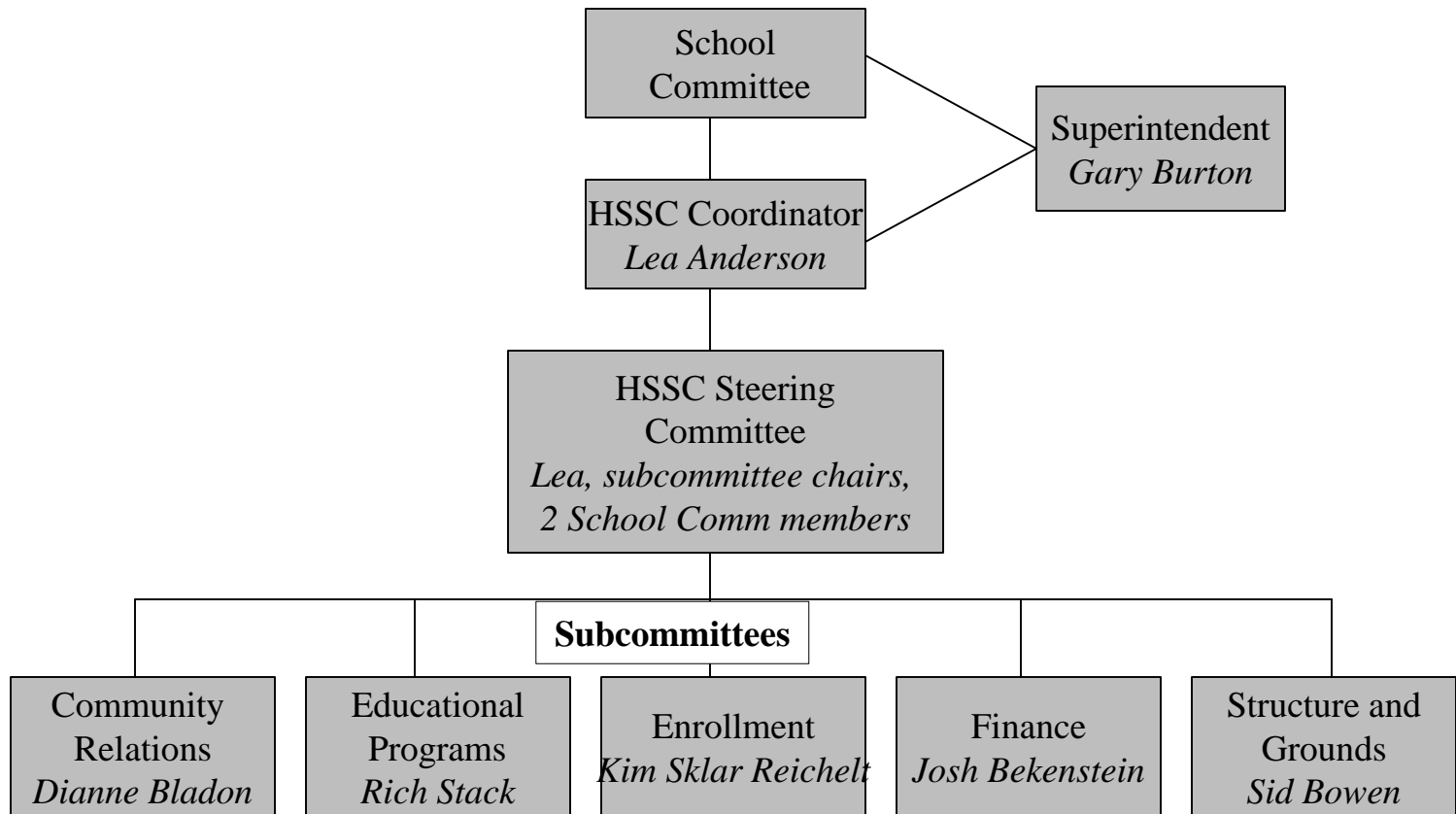
# How has the High School's Capacity Decreased?

- There has been a significant loss of teaching space in the last 30 years
  - Why? Rooms were converted to house special ed, computer labs, offices, storage and conference rooms
  - How many classroom seats were lost? About 500
    - 6 medium classrooms @ 25 seats = 450
    - 3 small classrooms @ 12 seats = 36
    - 1 lecture hall @ 50-75 and 1 shop @ 15-20 = 65-95
  - Capacity in all other rooms decreased by 3-5 students
    - Class sizes smaller
    - 1 computer takes up 30 square feet of space

# What Has Been Done to Date?

- Feasibility Study completed
- \$2.5M Design Phase proposed – but SBA funding disappeared
- School Committee appointed HSSC
- HSSC now complete

# What did the HSSC do?



# What did the HSSC Conclude?

- Program needs as defined are reasonable
- Design for optimum use at 1100 students, configurable for peak capacity at 1200-1300
- No clear consensus exists on design approach
- Proceed with Concept Design and Plan phase
- Cost estimates in Feasibility Study are not unreasonable

# What are the Educational Needs?

- Additional classrooms and space
- Upgraded science and technology facilities
- Expanded arts space, including Auditorium
- Additional physical education facilities
- Expanded cafeteria and common spaces
- Flexibility for changes later

# How Many Students Should We Anticipate?

- There will be 900-1100 students in 2007-2013
- This level will probably continue until 2020
- Plan for peak enrollment in the long term of 1200-1300

# How Much Will The Whole Project Cost?

- At this time, estimates are not based on detailed analyses
- Estimates range from \$35M - \$45M
- The best solution may cost \$40M+, and will not be less than \$30M
- Benchmarks show this is reasonable. Of 67 Massachusetts projects:
  - 18 spent \$50-75M
  - 35 spent \$30-50M
  - 14 spent less than \$30M

# How Will it Affect the Taxpayer?

- **Next Phase Cost:** for half of Wayland's residential taxpayers (the median), less than \$10/year for 5 years
- **Construction Phase Cost:** Financing rules are in flux, but for the median, a \$30-40 million project financed over 30 years

	<u>Years 1 – 7</u>		<u>Years 8 - 30</u>	
Gross Annual Cost	\$108-145	2.2-3%	\$320-426	6.5-8.7%
Net Incremental Cost	\$107-141	2.2-2.9%	\$113-220	2.3-4.5%

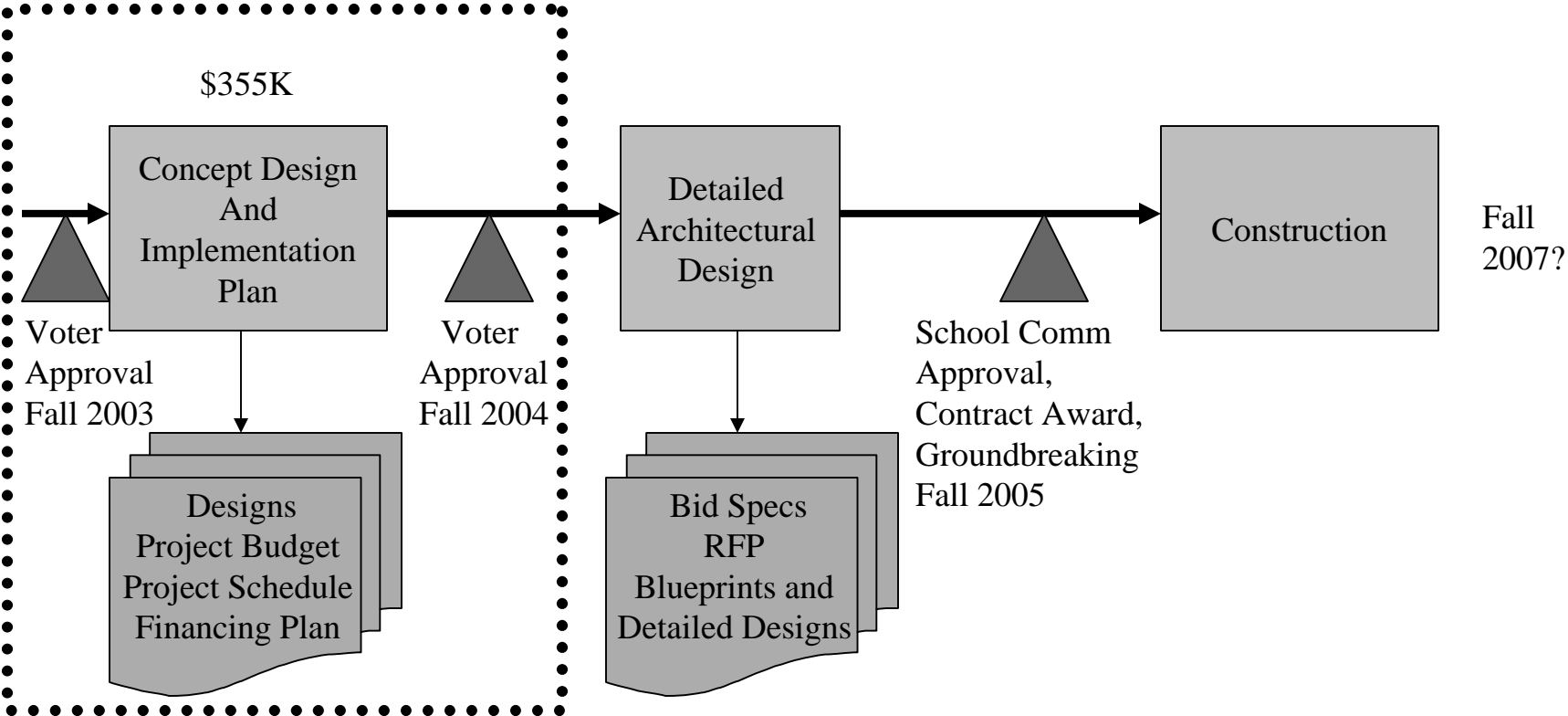
- In today's economy, interest rates are low and construction costs are falling

# What is Our Design Approach for Going Forward?

- Feasibility conclusions are basically sound
- No consensus about renovation vs. new construction
- More engineering and design is needed, more detailed cost estimates
- Planning questions remain around phasing
- Make these decisions during design phase, by balancing 4 needs:
  - Educational programs, cost effectiveness, minimization of disruption, and preservation of Wayland's architectural tradition

# What is Being Proposed?

## NEXT STEP



# What Happens Next?

- Special Town Meeting Thursday, Nov. 20
- Three questions will be on the warrant:
  1. To appropriate \$355K for the Design
  2. To appoint a Building Committee to oversee it
  3. To authorize selectmen to petition to legislature to extend the borrowing period to 30 years (does not commit us to do so)

# Is There More Information?

- Open forums and tours:

Sat., Oct. 18	10 a.m.-noon	Little Theater
Thurs., Oct. 23	7-9 p.m.	Little Theater
Tues., Oct. 28	9-11 a.m.	Middle School Cafeteria
Wed., Oct. 29	7-9 p.m.	Little Theater
Mon., Nov. 10	3:30 -5:30 p.m.	High School Commons (cafeteria)

- Lea Anderson or Dianne Bladon

- [www.waylandschoolcommittee.org](http://www.waylandschoolcommittee.org) or at the library