



<https://www.stoughtonschools.org>

March 19, 2024

- Why We're Here
- How We Got Here
- District & Town Need
- Townwide Elementary School Improvements
- Where We Are Now
- New Elementary School Design Progress
- Impact to Stoughton – How Does This Affect Me?
- What does a 'NO' Vote Mean?
- Questions

The New Elementary School | stoughton.ma

Board of Selectmen Meeting

The New Elementary
School Building
Committee



Stoughton Public Schools
Home of the Black Knights • Stoughton, MA



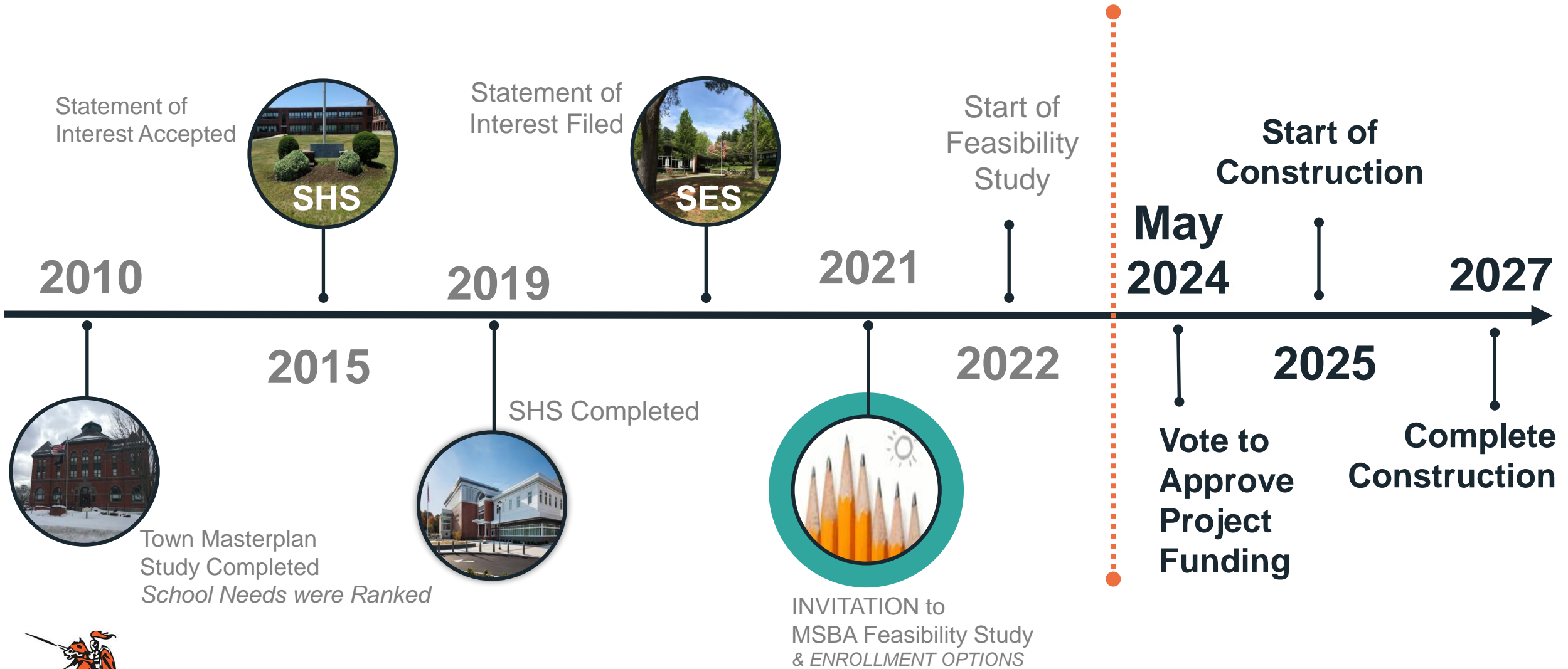
Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

VERTEX[®]

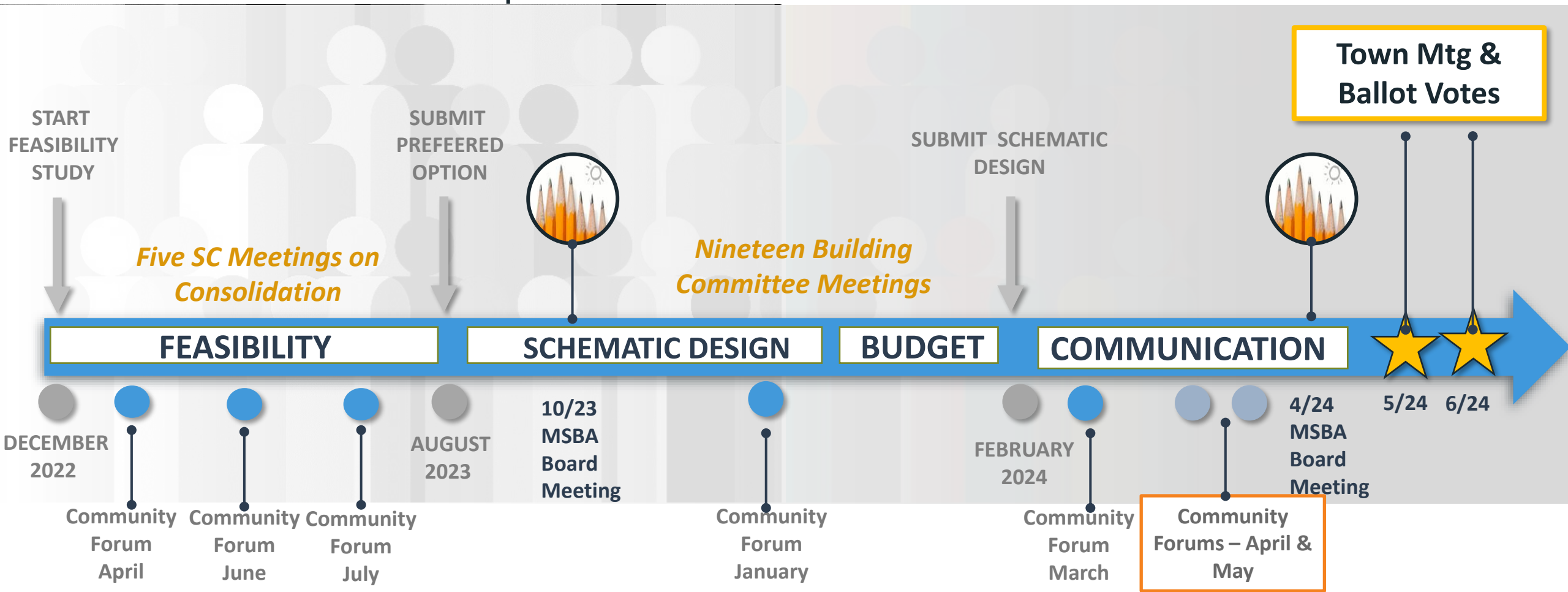


Planning
Architecture
Interior Design

how we got here | project timeline



project timeline | public communication



The New Stoughton Elementary School Project



south elementary school | deficiencies

- Building Envelope and Structure is not Energy Efficient/ Leaking
- Cafetorium Size
- Insufficient Parking & Event Space
- Administrative/Nursing & Student Rights/Privacy Issues
- Not meeting the physical needs of all students and staffs, including SPED (Accessibility Issues)
- Lacking Space Supportive of 21st Century Educational Needs
- No dedicated Kindergarten areas
- Building Safety
- Building Systems are Beyond Life Expectancy



district-wide improvements

4 Hansen Elementary School: 1962-66



- New Playground
- Security Improvements

- **Consolidates Construction Projects**
- **Reduced Overcrowding**
- **Improved Flexibility**
- **Dedicated Classrooms**
- **Improved Special Needs Programming**
- **Support SPS Vision for Elementary Schools**



2 Dawe Elementary School: 1969

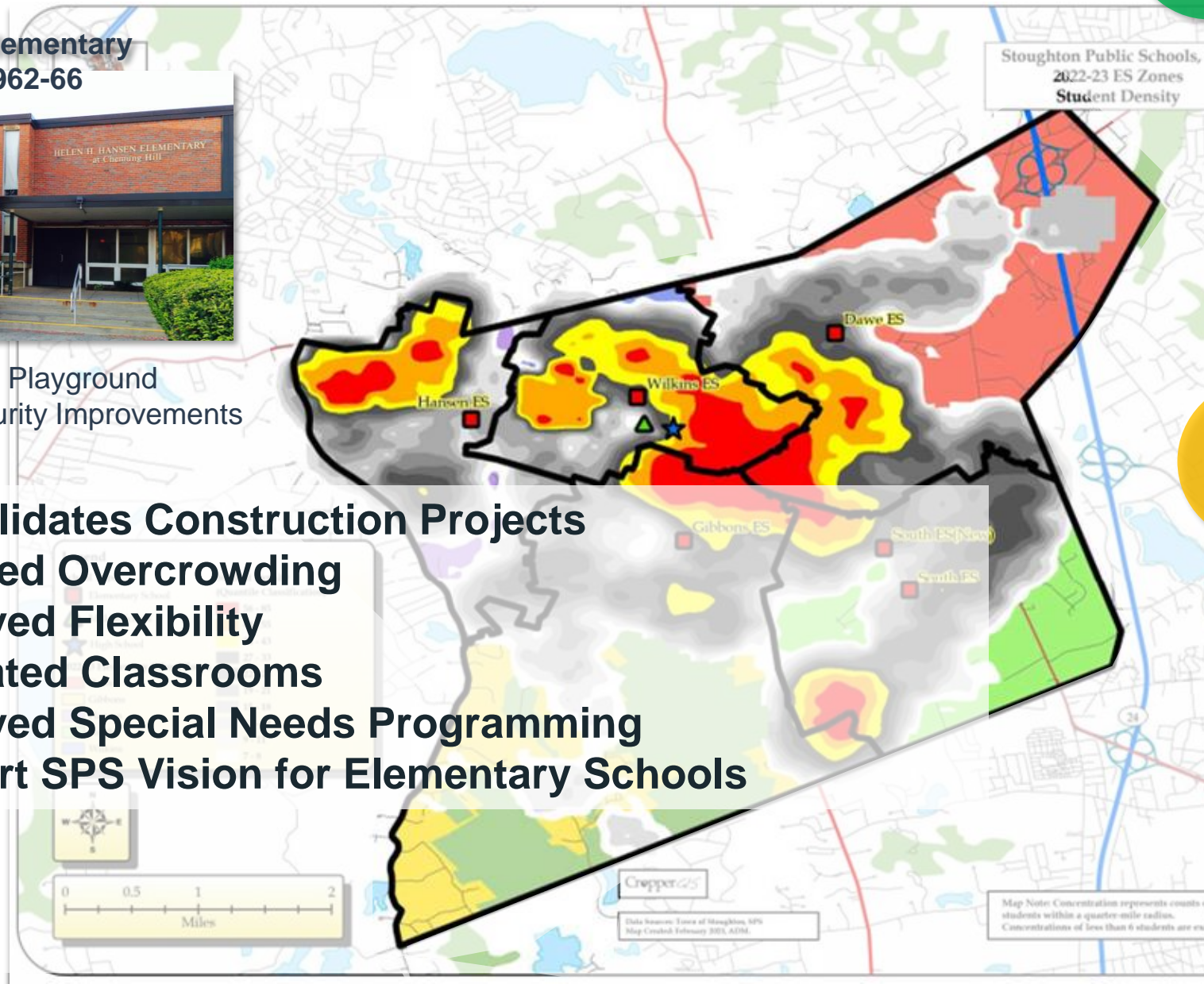


- Vestibule – Lobby Improvements
- Ventilation Improvements
- Security Improvements

3 Gibbons Elementary School: 1971



- Vestibule – Lobby Improvements
- Ventilation Improvements
- Security Improvements



stoughton educational plan | design pattern highlights

Upper and lower school with
distinct grade level neighborhoods

Use of outdoor spaces & utilization of
building as teacher

Focus on building community areas
secured separately from classroom areas
(assembly spaces such as cafe, gym, etc.)

Abundance of authentic collaboration
and meeting spaces

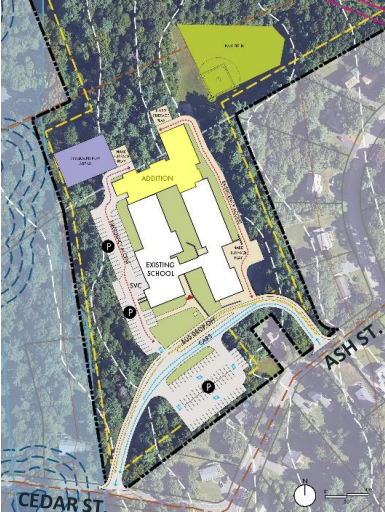
Focus on centralized learning commons
with STEM spaces above



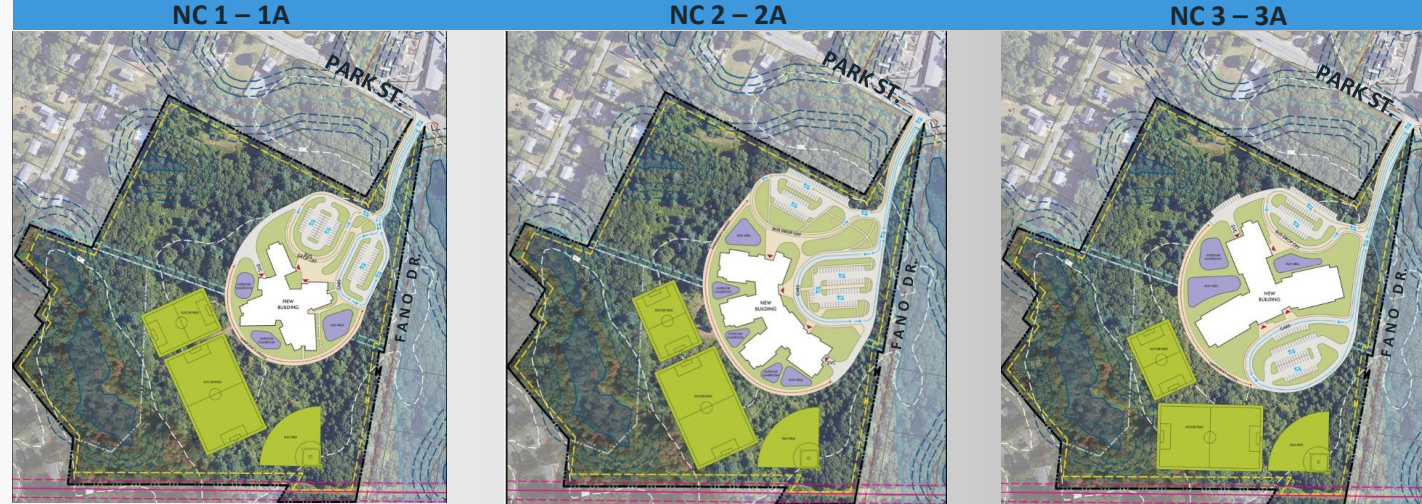
the new elementary school project

site plans

REPLACEMENT
Project Area:
12 acres



REPLACEMENT & CONSOLIDATION (both enrollments)
Project Area: 27 acres



'the pinwheel'

'the arc'

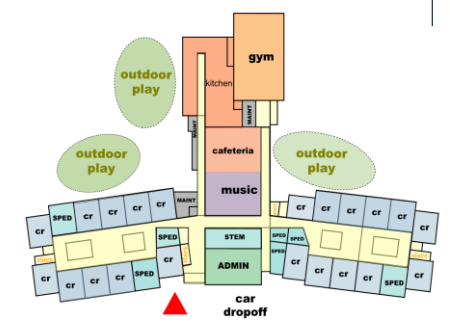
'the tee'

floor plans

Addition - Renovation



New Construction: Line Lumber Site



program key

- LIBRARY / MEDIA
- GYMNASIUM
- CLASSROOMS
- SPECIAL EDUCATION
- BREAKOUT
- SPECIALS (Art/Music/STEM)
- ADMIN/TEACHER SUPPORT
- CAFETERIA & KITCHEN
- CUST / IT / MAINT
- OUTDOOR LEARNING



site plan update | site circulation

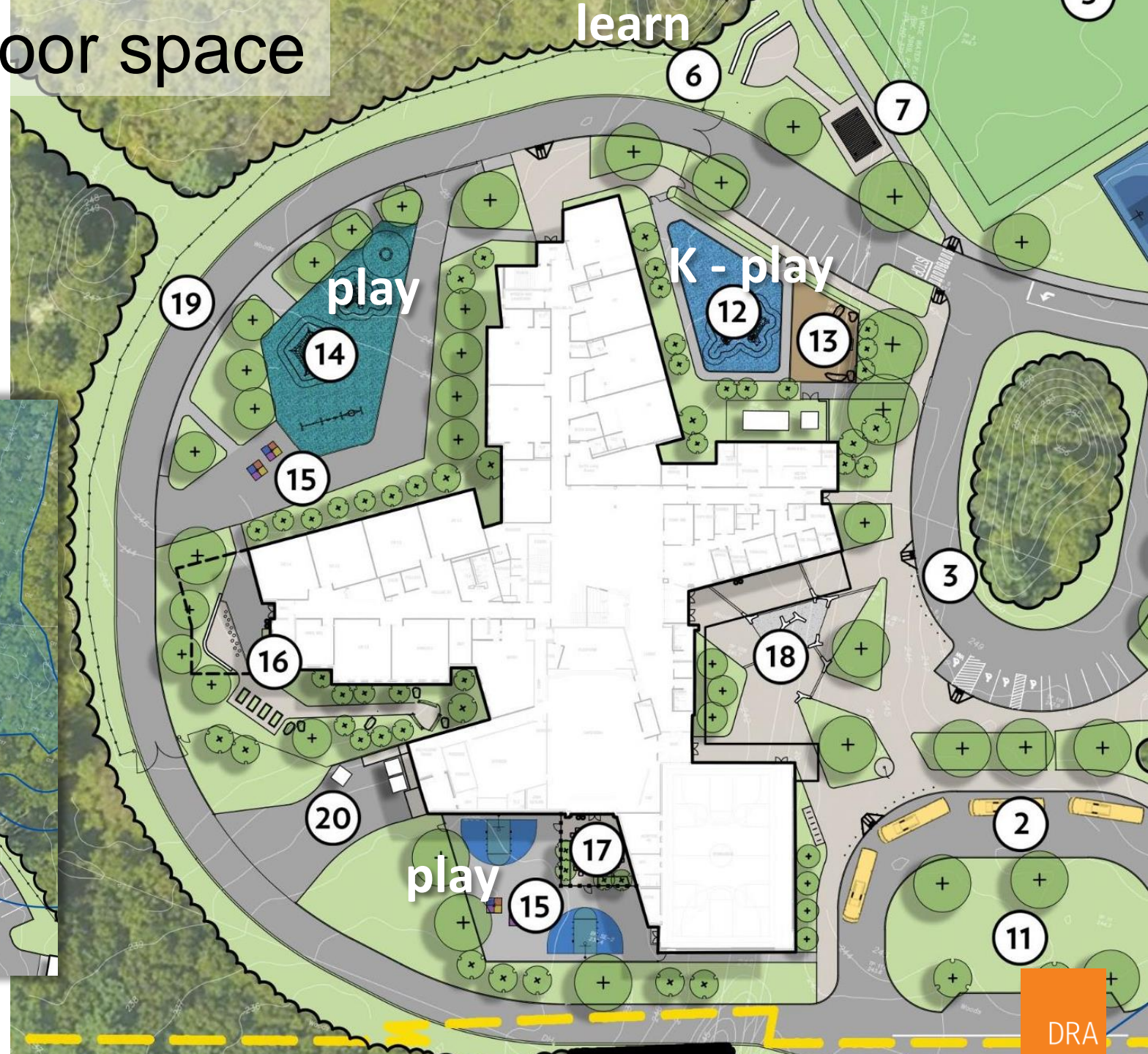
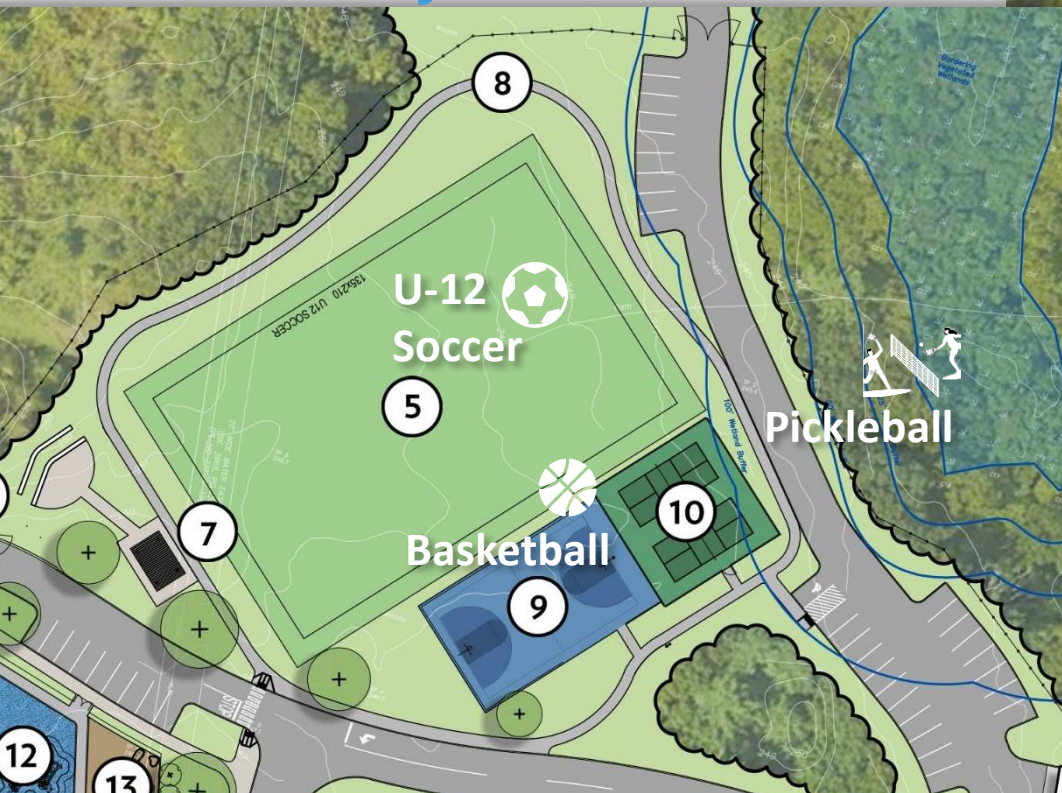
Where is it?



site plan update | outdoor space

outdoor spaces
& utilization of
building as teacher

community resources



project goals | sustainable solutions



- Target 4% reimbursement as noted in MSBA Project Advisory 81
- LEED Silver (v4)
- All Electric Building: 'Net Zero Ready'
- PV Ready
- Air & Ground Source Heat Pumps (partial geothermal)
- Air Quality Awareness
- Mindful Material Selection
- A building that educates students, staff and the community about sustainable building strategies
- Maximizing rebates associated with energy efficient buildings

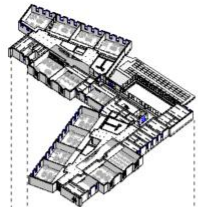
design patterns | exterior

Focus on building **community areas**
secured separately from classroom areas
(*assembly spaces such as cafe, gym, etc.*)

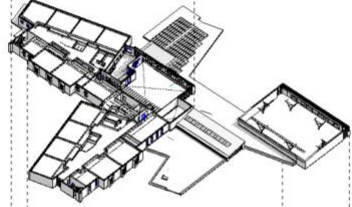


design patterns | program organization

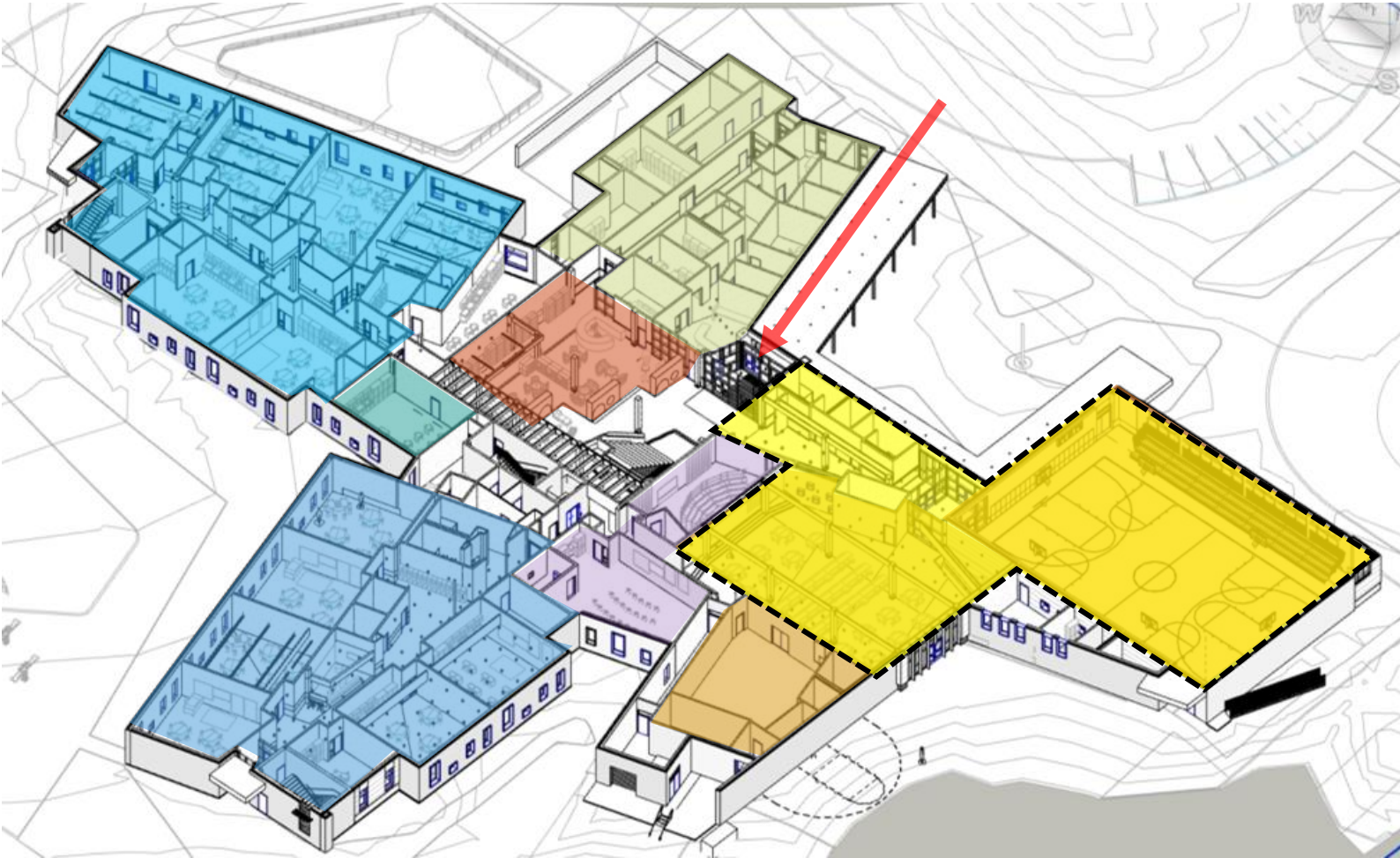
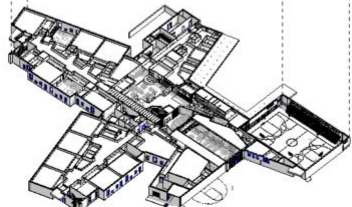
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2



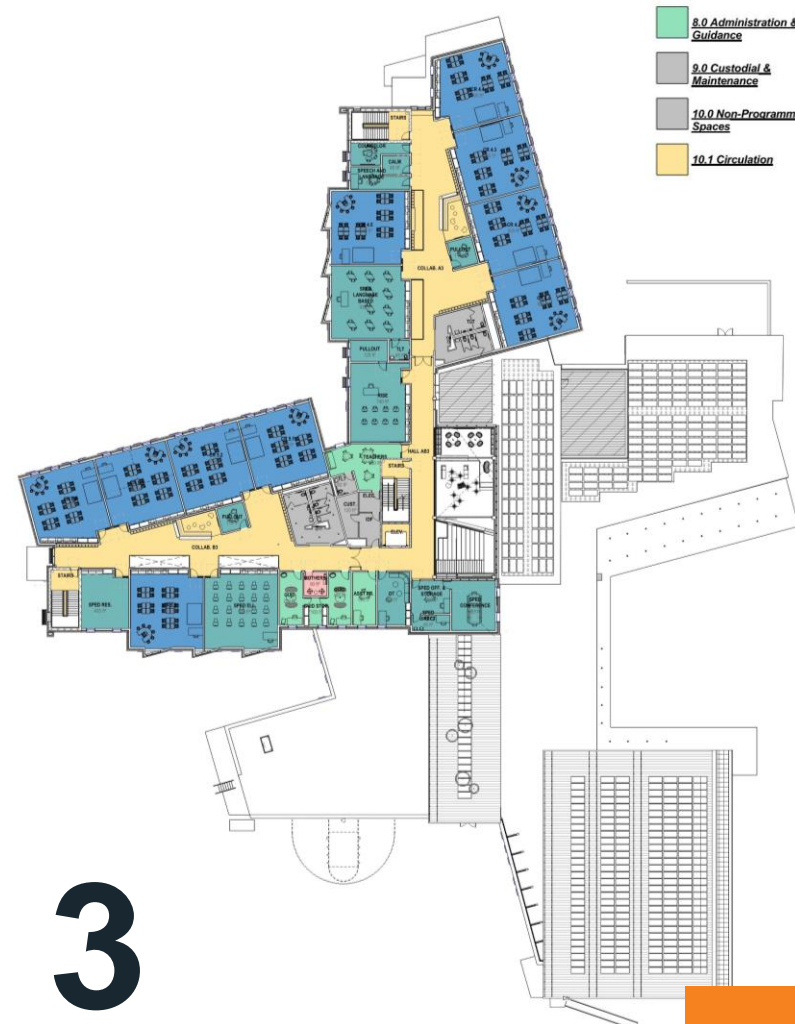
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- Kindergarten Wing
- First Grade Wing
- RISE Classroom
- Music Program
- Learning Commons
- Gymnasium w/ Seating
- Cafeteria & Kitchen
- Administration

floor plans | new school

- Department Legend
- 1.0 Core Academic
 - 2.0 Special Education
 - 3.0 Art & Music
 - 4.0 Health & Physical Education
 - 5.0 Media Center
 - 6.0 Dining & Food Service
 - 7.0 Medical
 - 8.0 Administration & Guidance
 - 9.0 Custodial & Maintenance
 - 10.0 Non-Programmed Spaces
 - 10.1 Circulation



1

2

3

New Stoughton Elementary School



<https://www.stoughtonschools.org>



100
YEARS

DRA


Total Project Budget Schematic Design submitted to MSBA

Based on Reconciled Construction Cost from two independent cost estimators.

Feasibility Study	\$1,000,000
Administration & OPM	\$3,928,104
A&E	\$8,785,000
Pre-Construction	\$252,000
Construction Cost	\$91,839,487
Utilities, Testing & Alternates	\$840,454
FFE & Technology	\$2,337,306
subtotal	\$108,982,351
Const. Contingency	\$4,591,974
Owner's Contingency	\$918,395
Total Project Budget	\$114,407,888
Anticipated Max. Grant	\$47,274,735
Anticipated Town Share	\$66,523,994

MSBA grant represents 42% of the Total Project Costs!

Tax Impact to Stoughton residents



- FY2023 DOR statistics and assuming a current interest rate - **\$475,000** avg valuation
- Anticipated tax increase on average home due to the project ranges **\$400-420** per household
- 6% increase** to the average homeowner's tax bill

Municipality: **Stoughton**

Average Single Family Tax Bill: **\$6,430**
 Average Single Family Value: **\$474,512**
 Number Single Family Parcels: **6,706**
 Exemption Type: **N/A**

Residential Tax Rate: **13.55**

Source: Mass Department of Revenue website

What happens if Stoughton votes 'NO'?

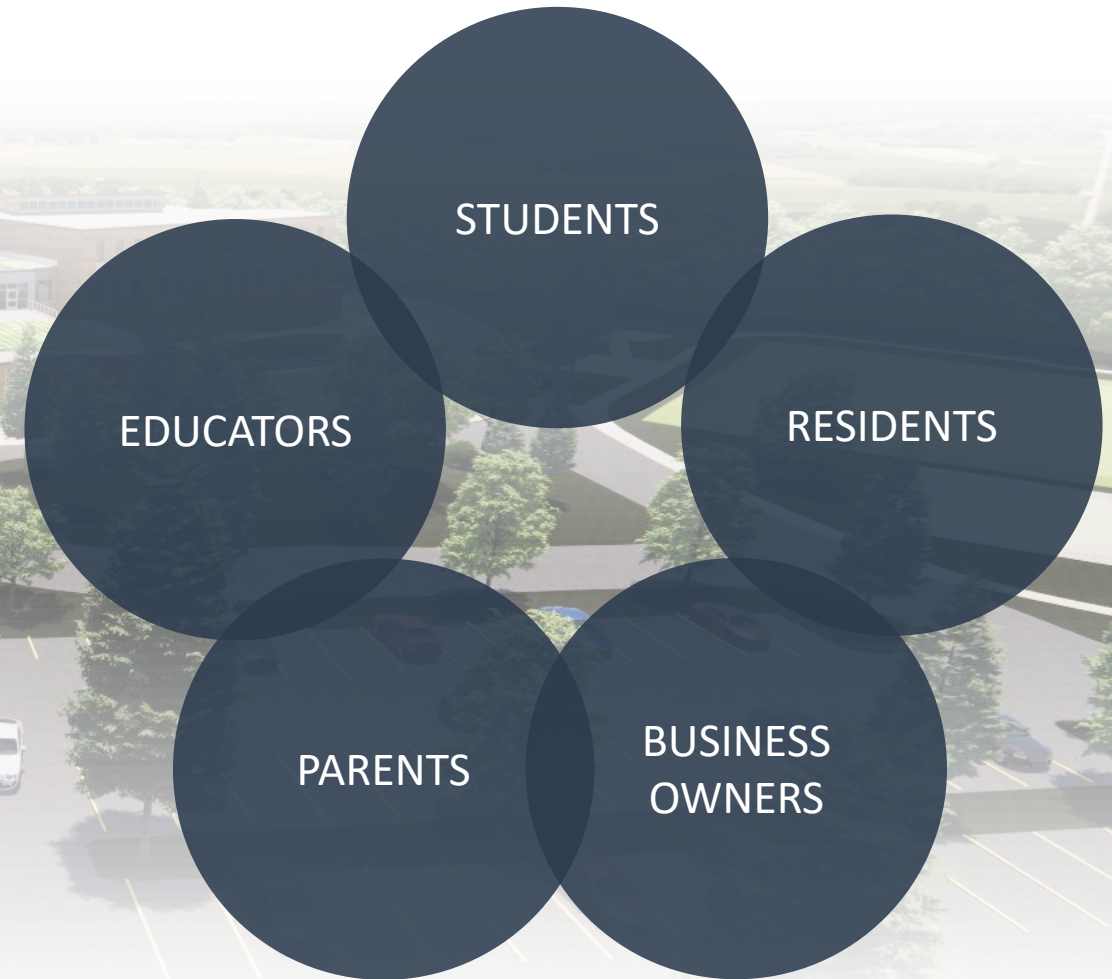
- **State funding will not be available without Town approval**
- **Existing buildings have significant deferred maintenance still requiring attention**
- **Project will have to get back in the cue with the state for future project funding (time tbd if Town reapplies in the future)**
- **Construction costs will continue to escalate**
- **Fully renovating two k-5 schools would equal the cost of one new construction, consolidated project**
- **District would need to start redistricting sooner & investigate a 'Plan B' to determine how to address increasing enrollment resulting in increased costs for the District**

The New Stoughton Elementary School Project



community benefits

- **Improved Quality of Education**
- **Site Amenities**
- **Community Space**
- **Improved Traffic Patterns**
- **Long-Term Value for Stoughton**
- **Pride in Community**
- **Facilitates Future Growth**





NC

1 – 1A

LINE LUMBER SITE

the pinwheel

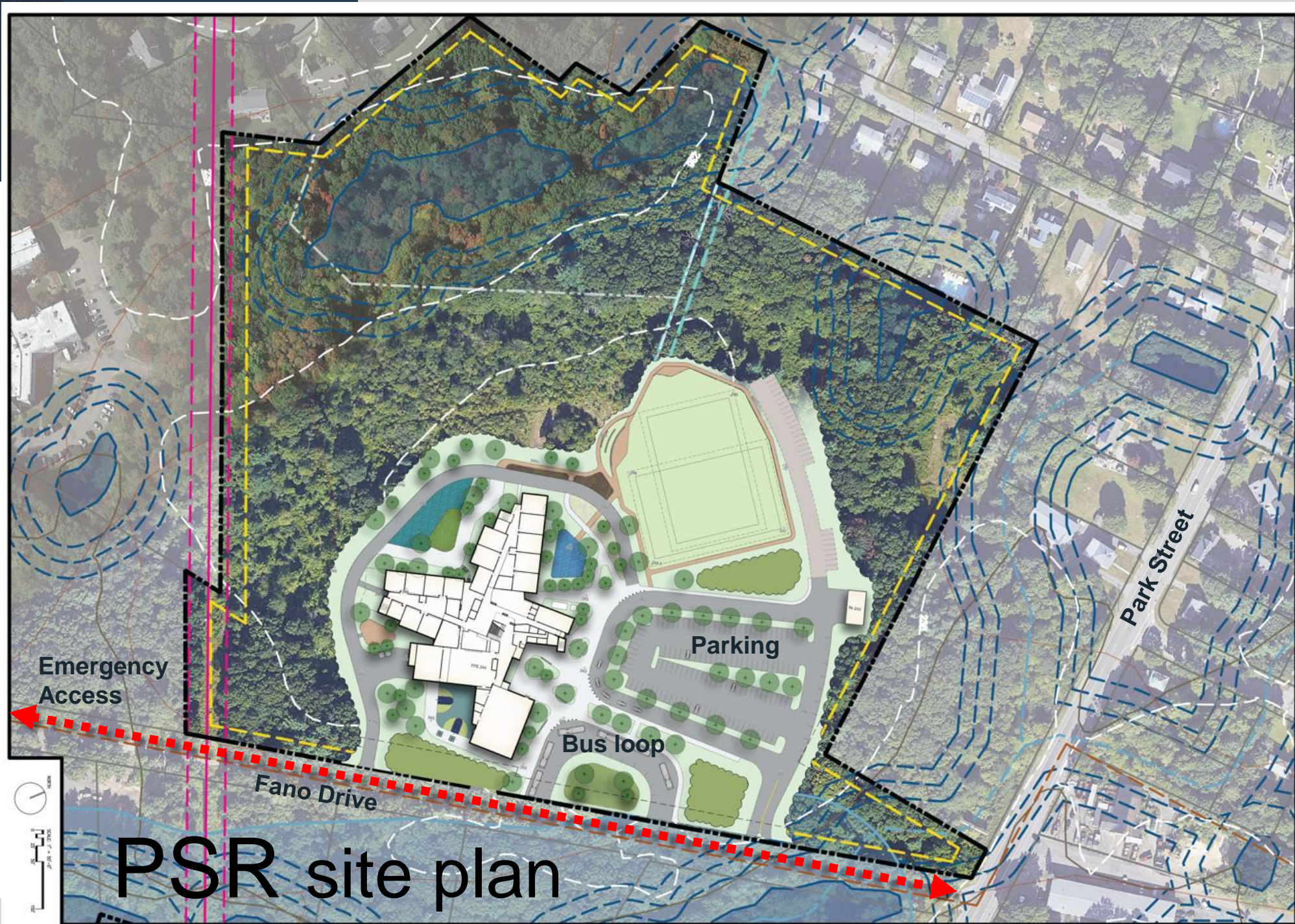
PSR birds eye view

NC

1 – 1A

LINE LUMBER SITE

the pinwheel



Emergency Access

Parking

Bus loop

Fano Drive

Park Street

PSR site plan



WARNER LARSON
LANDSCAPE ARCHITECTS

DRA

SD site plan update



- LEGEND**
- ① SITE ACCESS
 - ② BUS DROP OFF
 - ③ CAR DROP OFF
 - ④ MAINTENANCE SHED
 - ⑤ MULTI-USE FIELD
 - ⑥ AMPHITHEATER SEATING
 - ⑦ PICNIC AREA
 - ⑧ WALKING LOOP
 - ⑨ BASKETBALL COURT
 - ⑩ PICKLEBALL COURTS
 - ⑪ RAIN GARDEN
 - ⑫ KINDERGARTEN PLAY AREA
 - ⑬ NATURE PLAY AREA
 - ⑭ 5-12 PLAY AREA
 - ⑮ HARD SURFACE PLAY
 - ⑯ OUTDOOR CLASSROOM
 - ⑰ OUTDOOR DINING
 - ⑱ FRONT ENTRANCE
 - ⑲ EMERGENCY ACCESS DRIVE
 - ⑳ SERVICE AREA
- TOTAL PARKING COUNT : 143

**NC
1 - 1A**

LINE LUMBER SITE

the pinwheel



Wetlands Bridge Design Precedent

construction phasing



- LEGEND**
- 1 SITE ACCESS
 - 2 BUS DROP OFF
 - 3 CAR DROP OFF
 - 4 MAINTENANCE SHED
 - 5 MULTI-USE FIELD
 - 6 AMPHITHEATER SEATING
 - 7 PICNIC AREA
 - 8 WALKING LOOP
 - 9 BASKETBALL COURT
 - 10 PICKLEBALL COURTS
 - 11 RAIN GARDEN
 - 12 KINDERGARTEN PLAY AREA
 - 13 NATURE PLAY AREA
 - 14 5-12 PLAY AREA
 - 15 HARD SURFACE PLAY
 - 16 OUTDOOR CLASSROOM
 - 17 OUTDOOR DINING
 - 18 FRONT ENTRANCE
 - 19 EMERGENCY ACCESS DRIVE
 - 20 SERVICE AREA
- TOTAL PARKING COUNT : 143

Haynes Road:
Emergency Access Only

Kinder Drop-off

Parent Drop-Off

Bus Loop

Park Street Entrance

Fano Drive

PARK STREET

the new stoughton elementary school project

Town Meeting & Ballot Initiative *questions?*

<https://www.stoughtonschools.org>



Suggestions?
Check out the website!
Email us at
NewElementarySchool@stoughtonschools.org

Sugestões?
Confira o site!
Envie-nos um e-mail para
NewElementarySchool@stoughtonschools.org

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School Building
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Massachusetts School Building Authority
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