



# Somerville High School

## Project Information Presentation



August 23, 2016





# Wide Project Involvement:

- School Building Committee (City Appointed – MSBA Requirement)
- City of Somerville & Residents
- Massachusetts School Building Authority (MSBA)
- Department of Elementary & Secondary Education (DESE)
- Somerville Historic Preservation Commission
- Educational Visioning & Planning with Staff, Teachers, and Community
- Students

**Information**

Where can I obtain more information about the project?

**The New Somerville High School**

**Background**

**Who is involved with the High School project?**

PMA Consultants has been selected by the City as the Owner's Project Manager and Synetos Maitri & McKee Associates (SMMA) has been selected as the Designer for the Somerville High School project. The members of the Somerville High School Building Committee are as follows:

- Hon. Joseph Curtatore - Mayor of Somerville
- Tony Parnass - Building Committee Chairman / Former Somerville School Superintendent
- Tony Ciccarelli - Former Headmaster, Somerville High School
- Robert King - Director of Capital Projects and Planning at City of Somerville
- Steve Kain - School Committee Representative, Ward 1
- Mary Skupper - Somerville School Superintendent
- Dan Kelly - DESE Commissioner, City of Somerville
- John O'Neil - Headmaster, Somerville High School
- Richard McNeil - Somerville Schools, Director of Student Services
- Ed Bean - Director of Finance, Auditor, City of Somerville
- Mary-Jo Bennett - Alderman At Large, City of Somerville
- Tom Best - Owner, Best Electrical
- Nicki Ringo - Graphic Design & Visual Communications Executive, Somerville High School
- Adria Sathian - History Teacher, Somerville High School

A project web site has been established for the project, and will be continuously updated with project information.

The web site address is: <http://www.somervillema.gov/highschool/>

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617-647-5400

**SMMA**

**Question and Answer Information Brochure**

**How many students are currently enrolled at the High School and is future growth considered?**

Future growth is considered in the project. There are 1,200 students currently enrolled in grades 9-12 at the High School, and the new school may accommodate as many as 1,500 students. The projected enrollment is a result of a enrollment analysis conducted by the School District and the Massachusetts School Building Authority (MSBA).

**What is the MSBA?**

The MSBA is a state government authority that partners with local communities to create affordable, sustainable and energy efficient public school across Massachusetts. Created in 2004, the MSBA provides reimbursable per-pupil construction costs. The MSBA covers the construction cost of one penny from the state's 6.5% percent sales tax.

**How much is the High School project going to cost?**

The project budget will be established upon completion of the preliminary design phase of the project, currently anticipated for April 2017.

**How much is the High School project going to cost?**

The project budget will be established upon completion of the schematic design phase of the project, currently anticipated for April 2017.

**Where will the new school be located?**

The preferred site for the High School will be determined as part of the Feasibility study phase of the project. Participation in the MSBA grant program for school building construction requires a thorough examination of potential site options. Options to be reviewed include repair, renovation, addition to an existing facility, or construction on the existing high school site - as well as new construction scenarios on different sites.

**First four drawings of the current Somerville High School**

**After view of the current Somerville High School**

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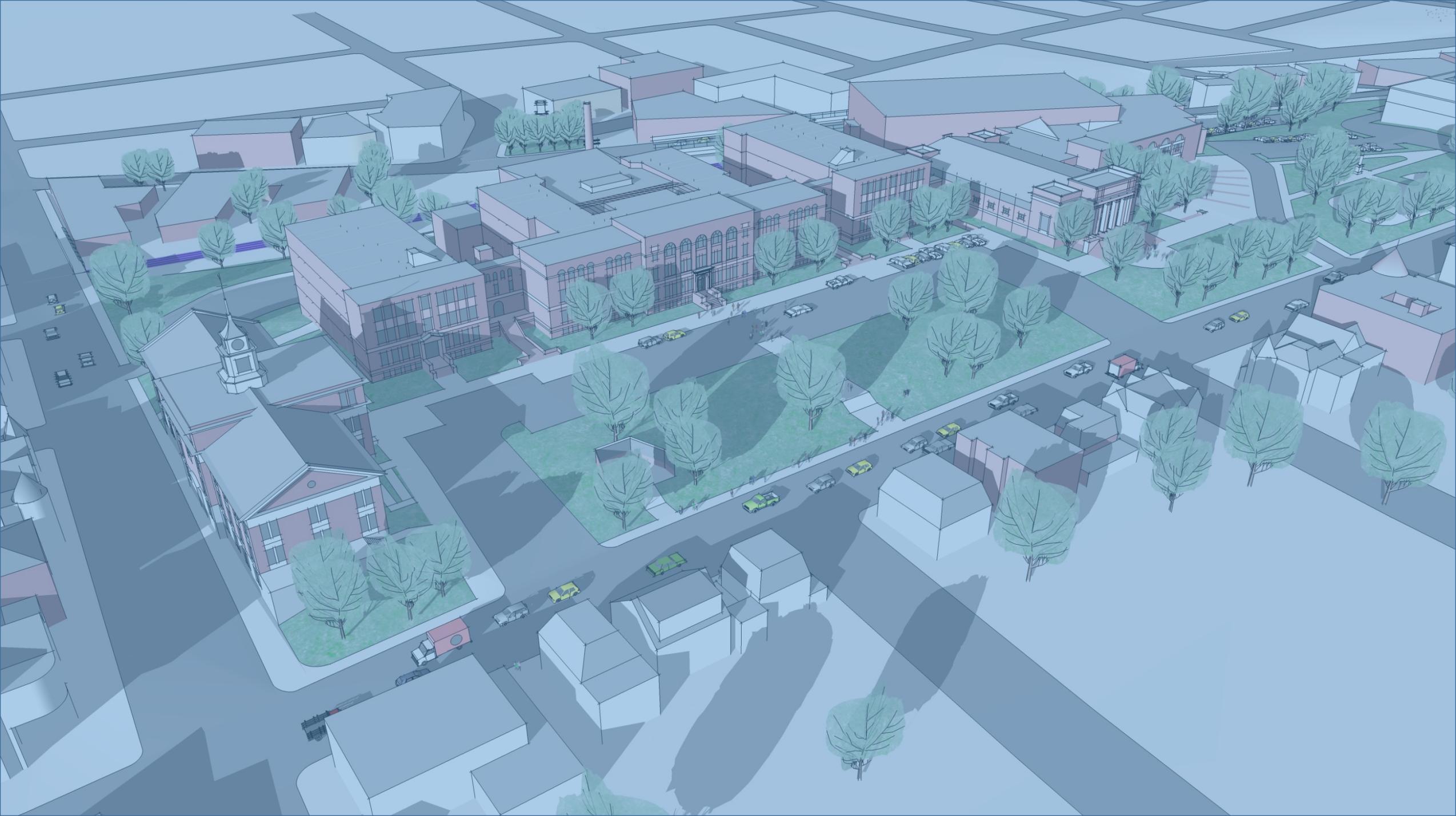
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**SMMA**  
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# Somerville High School

## Tonight's Agenda:

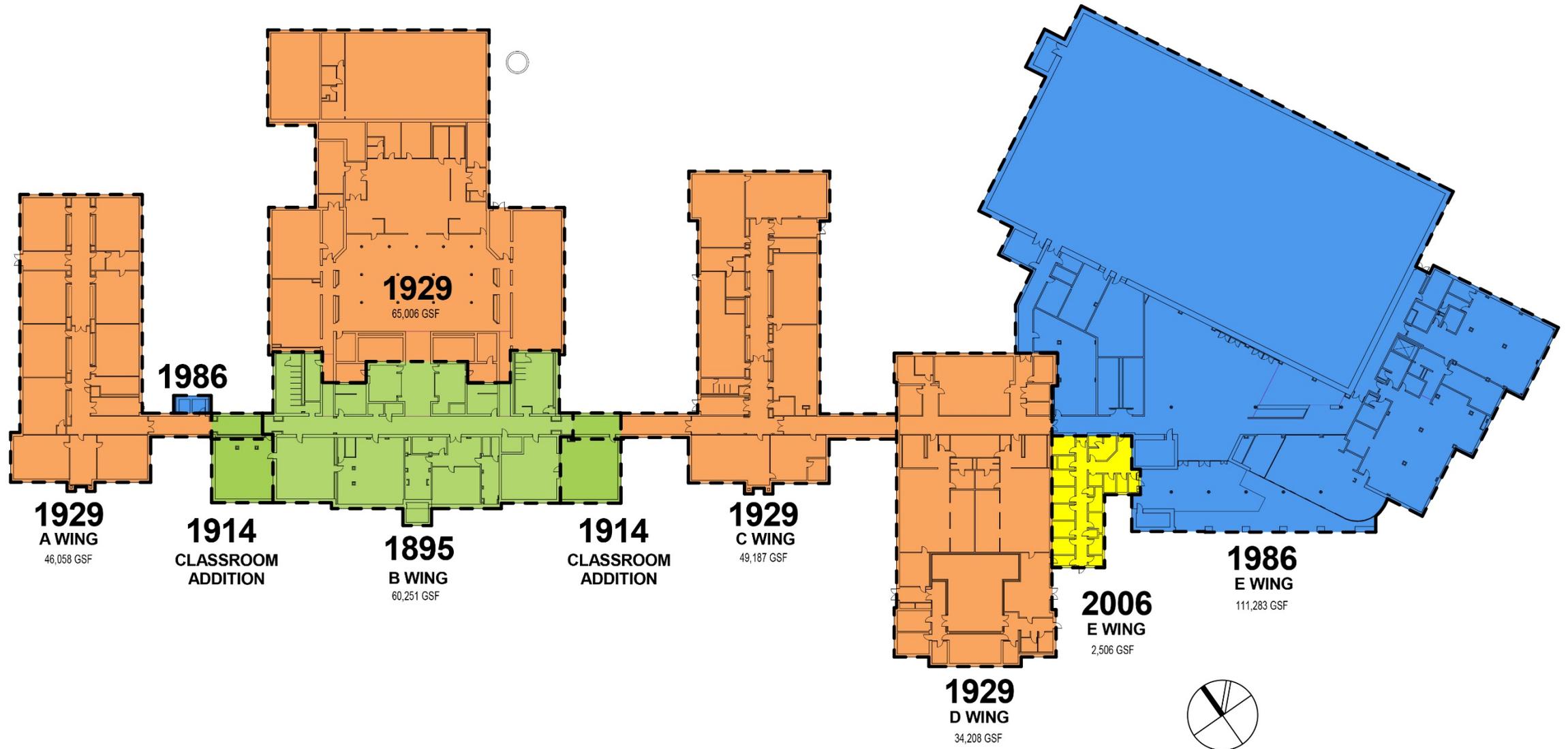
- Why SHS? & Why Now?
- Project Overview
- Educational Vision and Planning Considerations
- Project Cost History, Market and Next Steps
- Closing Remarks



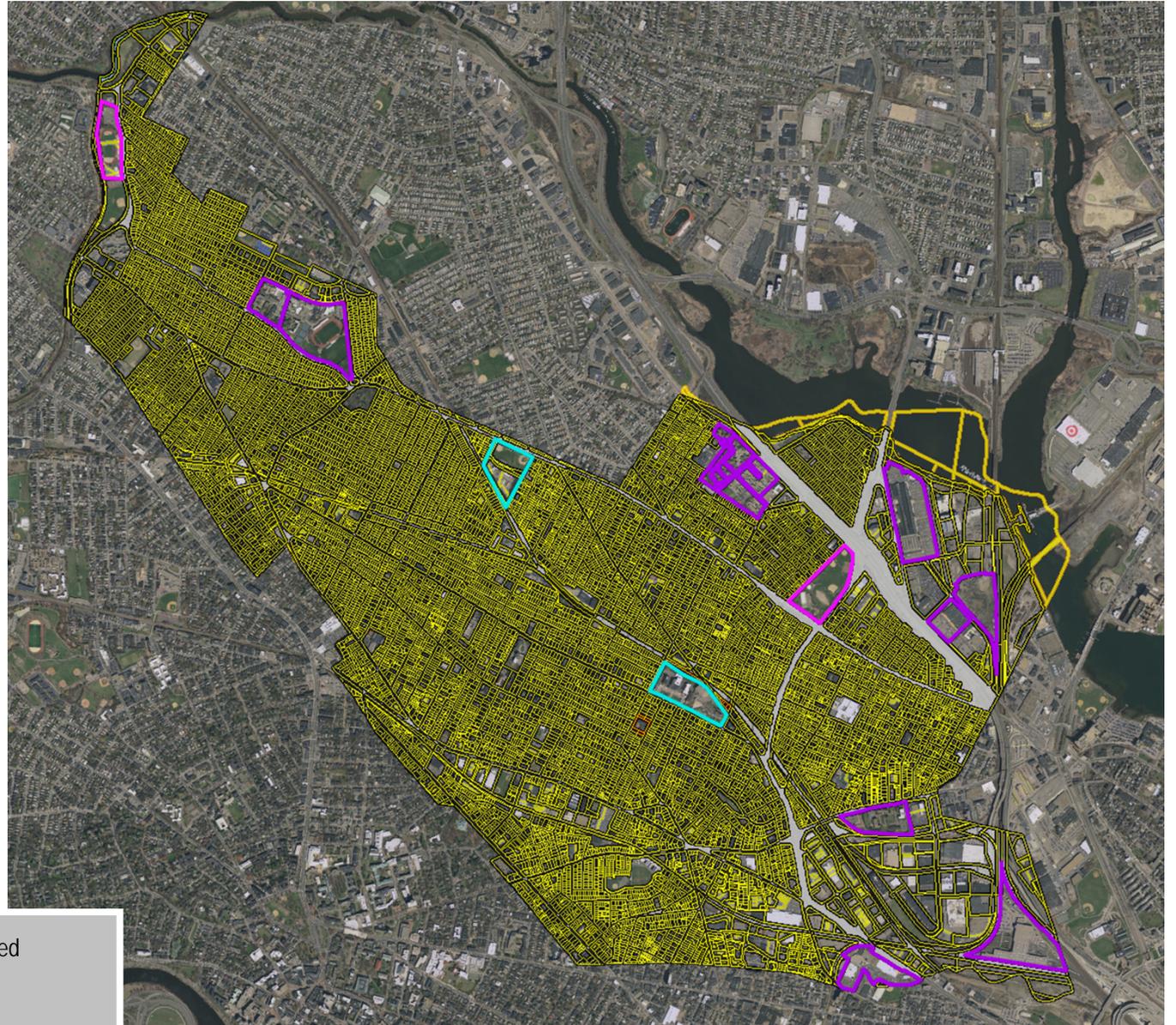
# Somerville High School – 1986 to 2015



# Building History of Construction



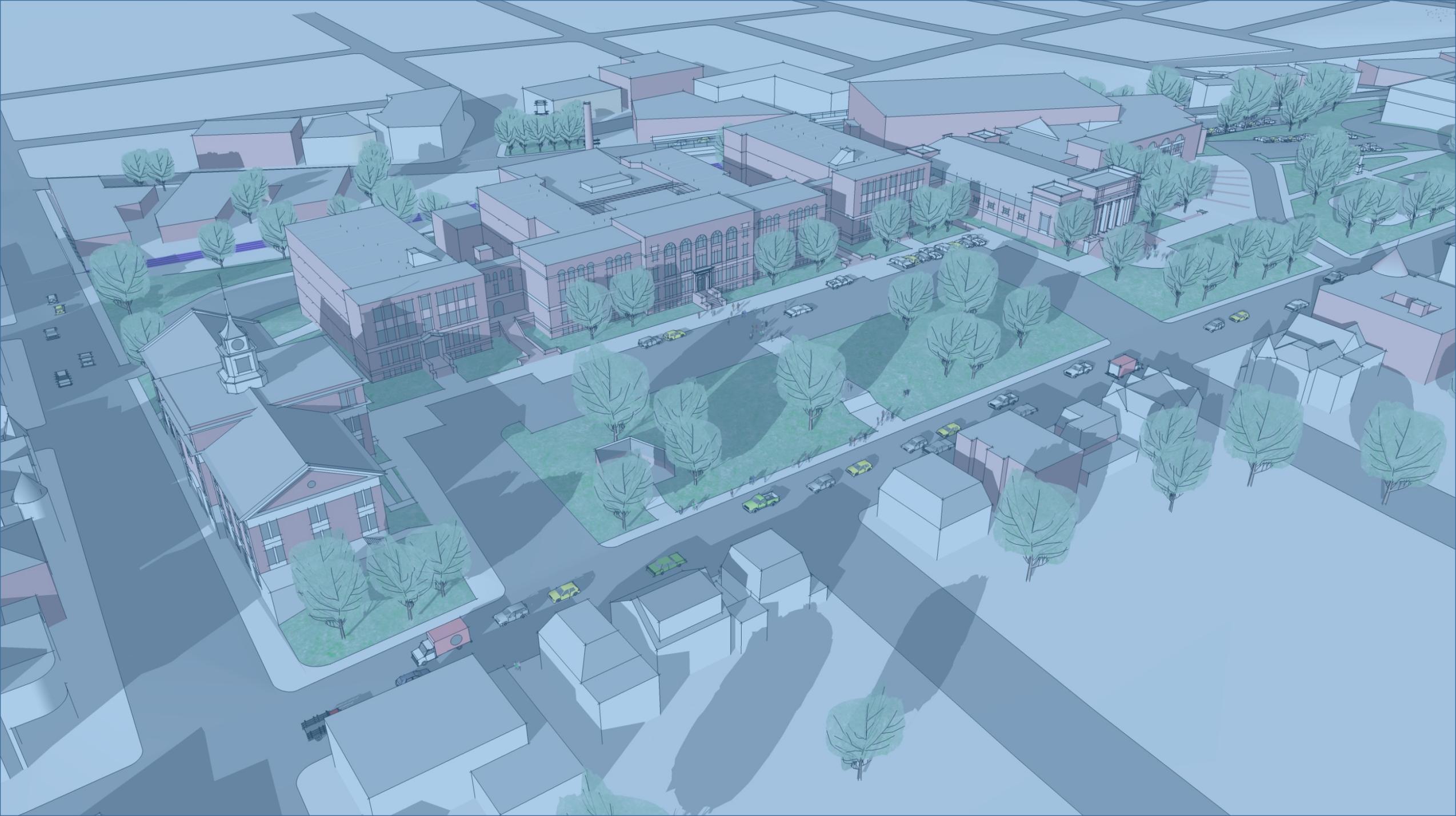
# City of Somerville: Parcels Greater Than 10 Acres



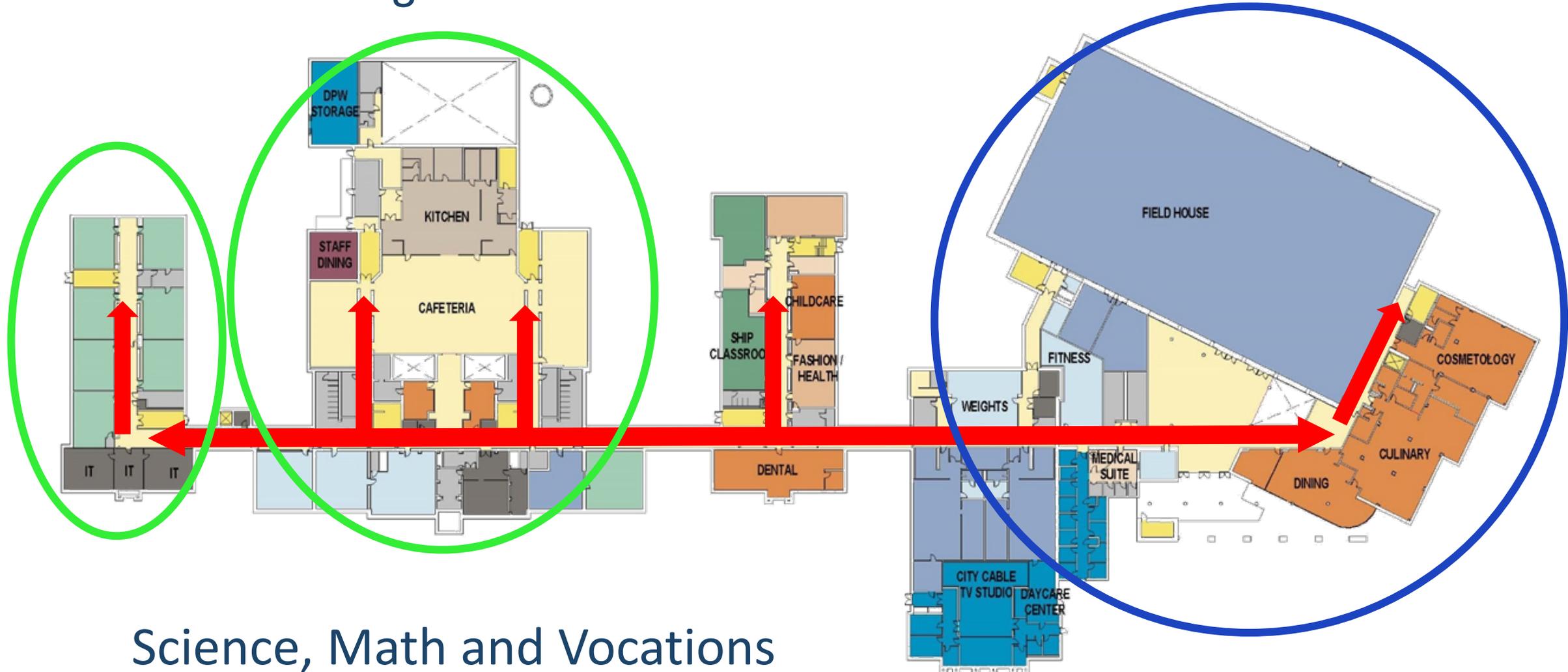
-  Commonwealth Owned
-  Privately Owned
-  City Owned







# Existing High School: 1<sup>st</sup> Floor Program Plan



Science, Math and Vocations

# Existing Building Deficiencies

- Lacking Spaces for 21<sup>ST</sup> CENTURY TEACHING & LEARNING
  - Differentiated Learning
  - Comprehensive School w/o Proper Adjacencies
  - None/Poor Common Areas
- Sustainability and Poor Building Performance
- Long Term Viability of 1929 Classroom Wings
- Substantial Additions and Renovations Required
- School Safety & Security
- Science Facilities
- Building Organization & Travel Distances

# EDUCATIONAL BENEFITS & CRITERIA

## STRENGTHS

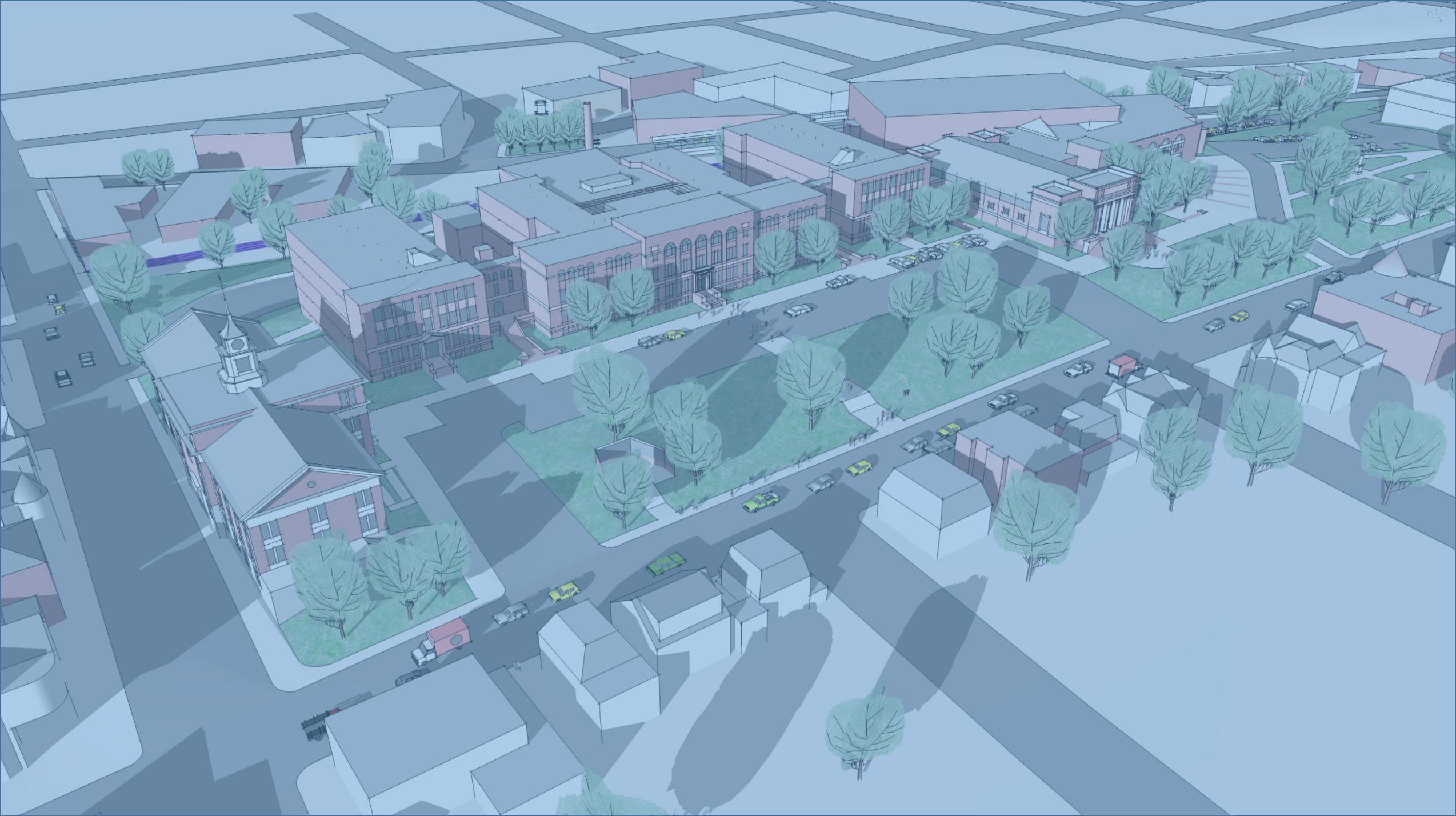
- Organizational Plan for STEM and STEAM**
- Integration of Academic and Vocational Programs**
- Project Based Learning Configurations/Environments**
- Use of Site & Hillside**
- Arts Integration**
- Preserves Critical Historic structures**
- Community Relationships & Uses**
- Usable Outdoor Athletic Space**
- Indoor/outdoor connectivity**

## OPPORTUNITY

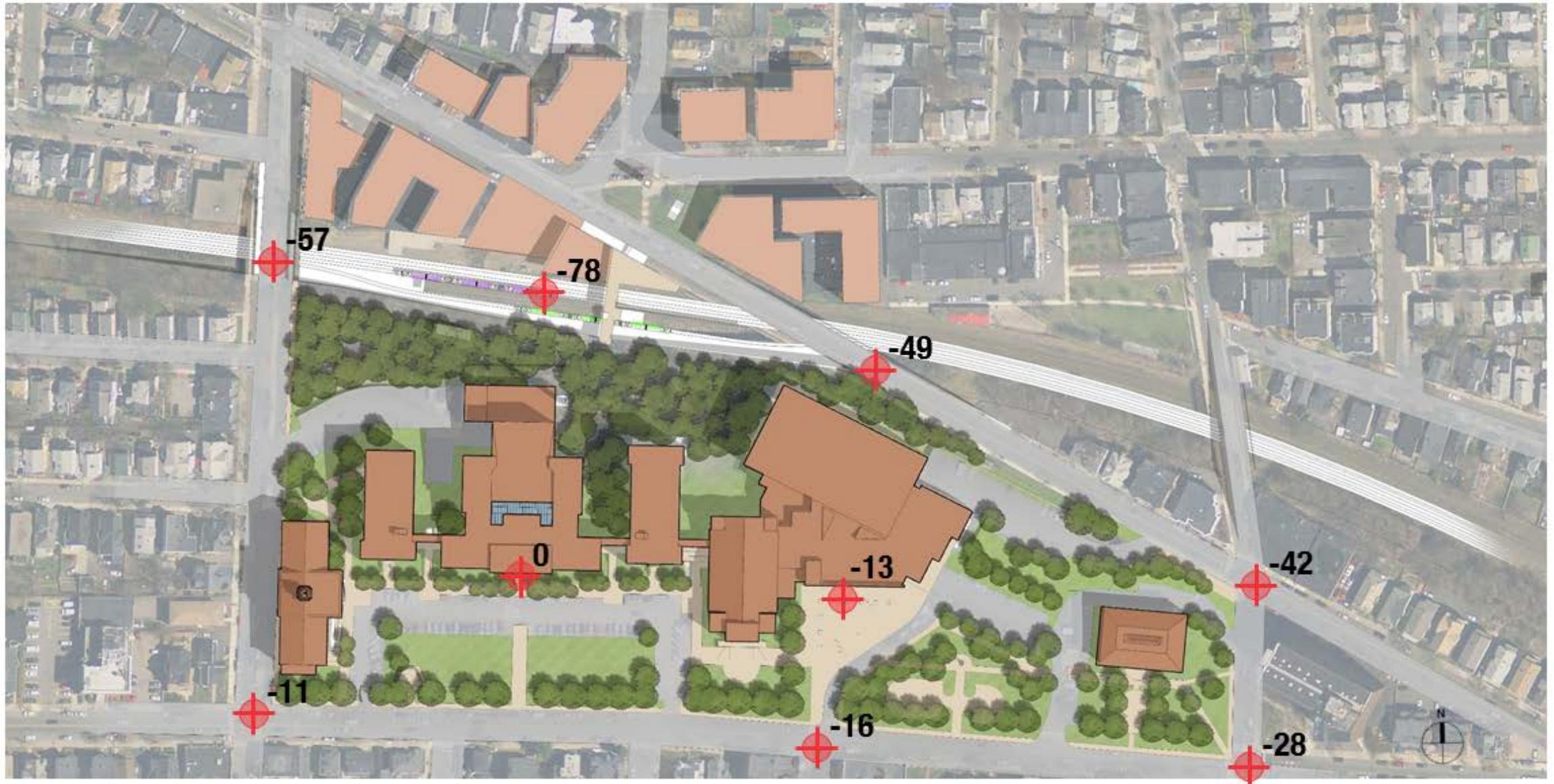
- Potential to expand City/Civic programs**
- Accommodates Next Wave/Full Circle Program**
- Easy recognition of Commons Areas**
- Urban Relationships Connecting Gilman & Union Squares**
- Outdoor learning spaces & environments – Creates Identity for Students**
- Community Field Use**
- Parking Clarity**

## CHALLENGES

- Phasing & Working Around Existing Buildings**
- Building Height**
- Concentrates Students on Tight Site**
- Physical Relationship to Historic Central Library**
- Relationship to Highland Ave**
- Service access**
- Project Cost**



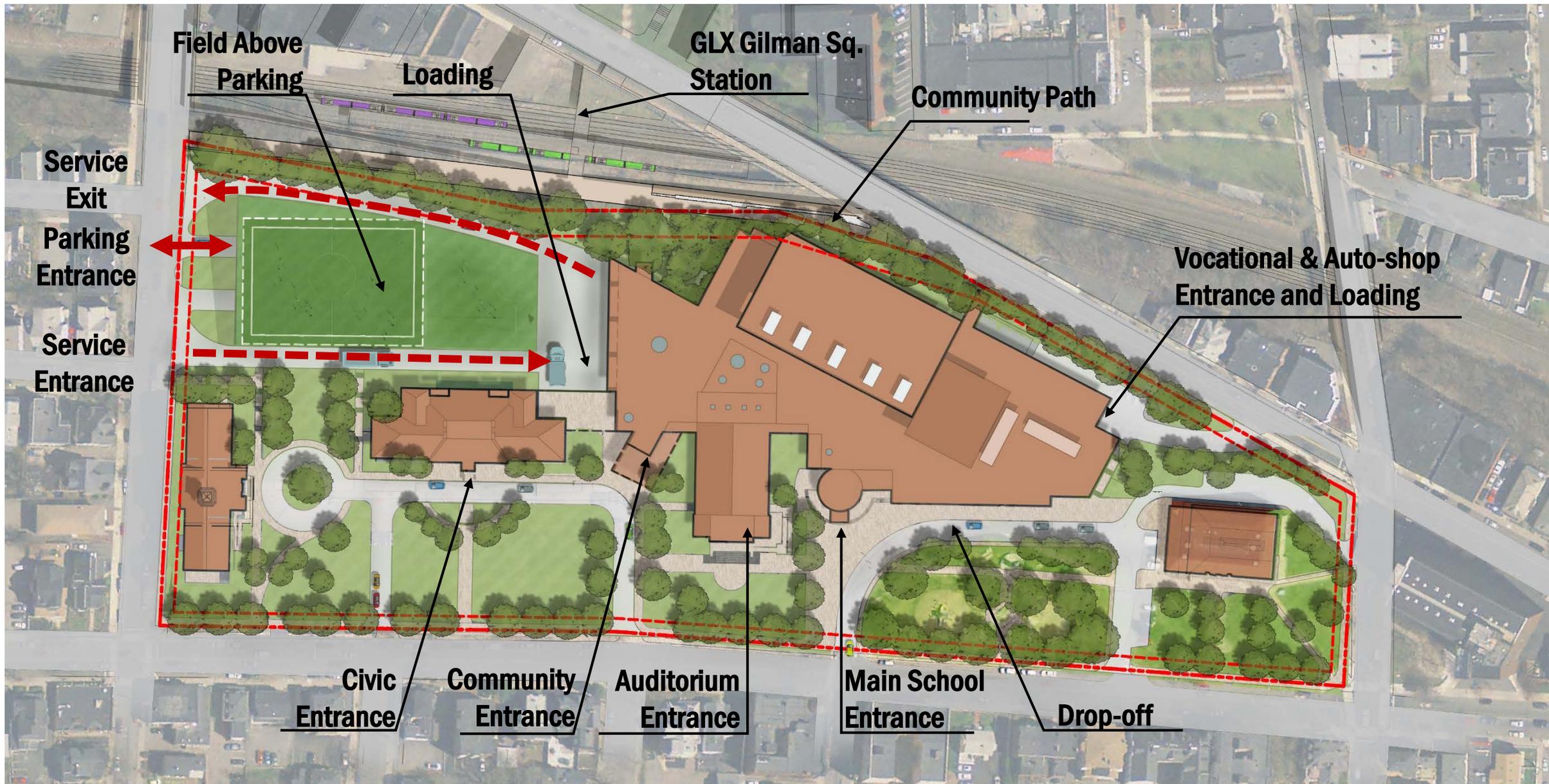
# Somerville High School - Spot Grades



# Porter Square Steps – 116 steps to first platform



# Alternative 4b: Site Plan



# Somerville High School – Spot Grades







# Fab Lab

# Planning for the Community Path & Gilman Square



# Field and Venue Inventory



- Somerville High School Field House ●
- Veterans Memorial Hockey Rink ●
- Conway Park ●
- Fall: Football Practice
- Spring: Little League
- Dilboy Stadium ●
- Fall: Football
- Spring: Track
- Trum Field ●
- Spring: Baseball & Softball
- Foss Park (DCR) ●
- Fall: Soccer Practice
- Spring: Softball, Ultimate Frisbee

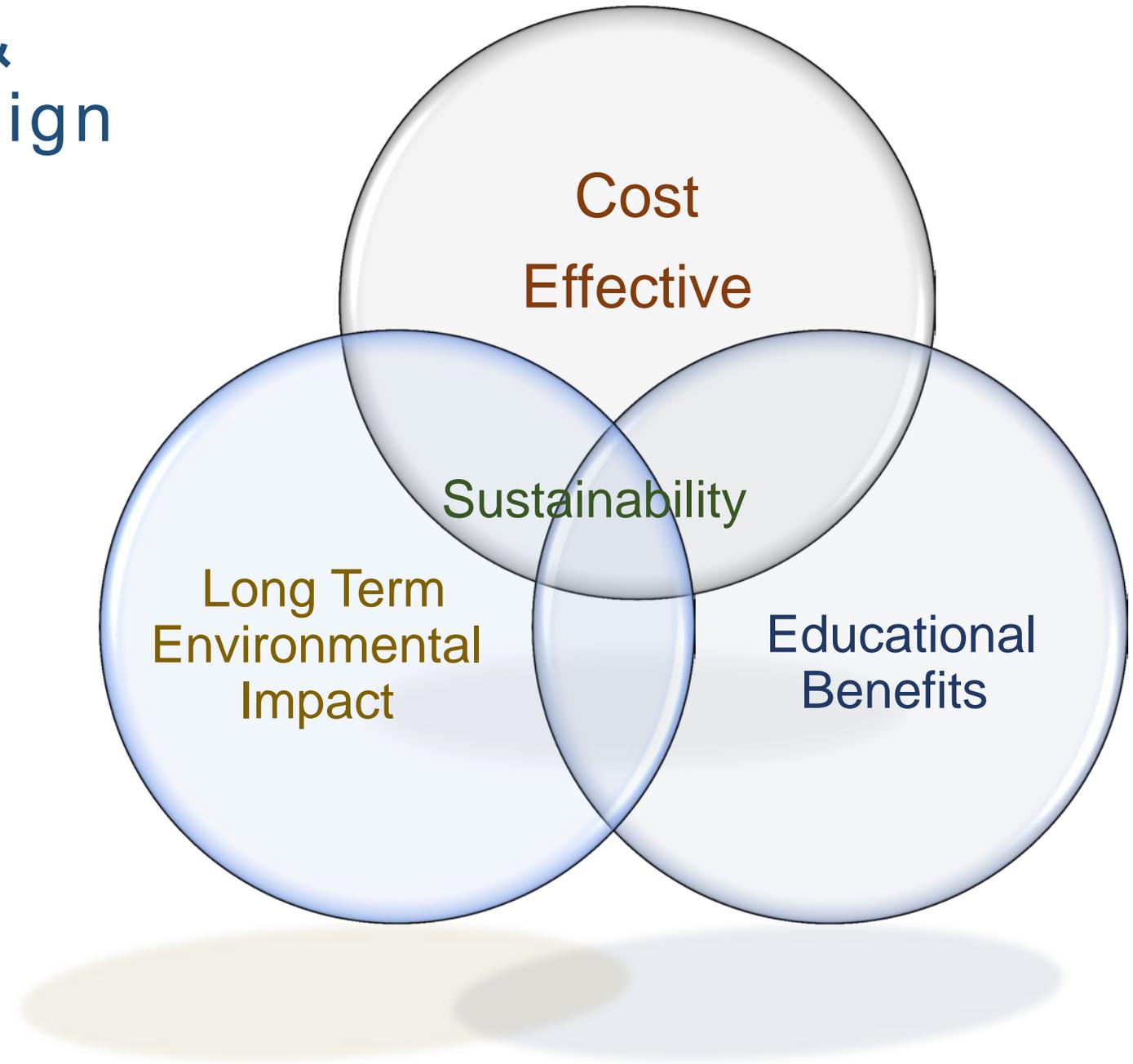
- Blessing of the Bay Boathouse ●
- Crew
- Kennedy School ●
- J.V. Basketball
- Argenziano School Field ●
- Girl's Soccer Practice
- Ultimate Frisbee
- East Somerville Community School ○
- Freshman Basketball
- Soccer Practice
- Capuano Early Education center ○
- Soccer Practice
- Draw Seven ○
- Soccer Field

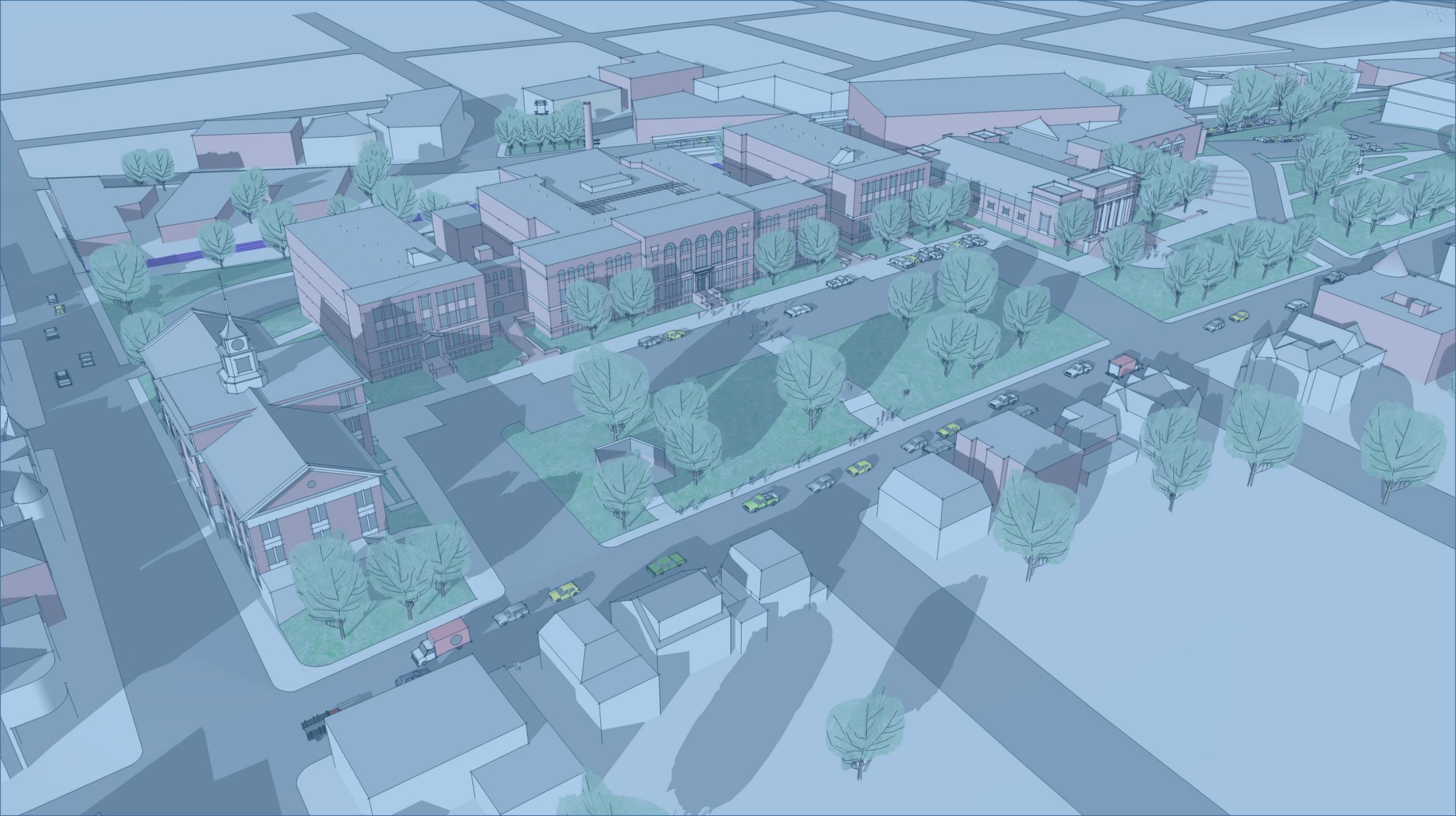


# Highly Sustainable & Energy Efficient Design

LEED v4 Silver Rating

2% Additional Reimbursement

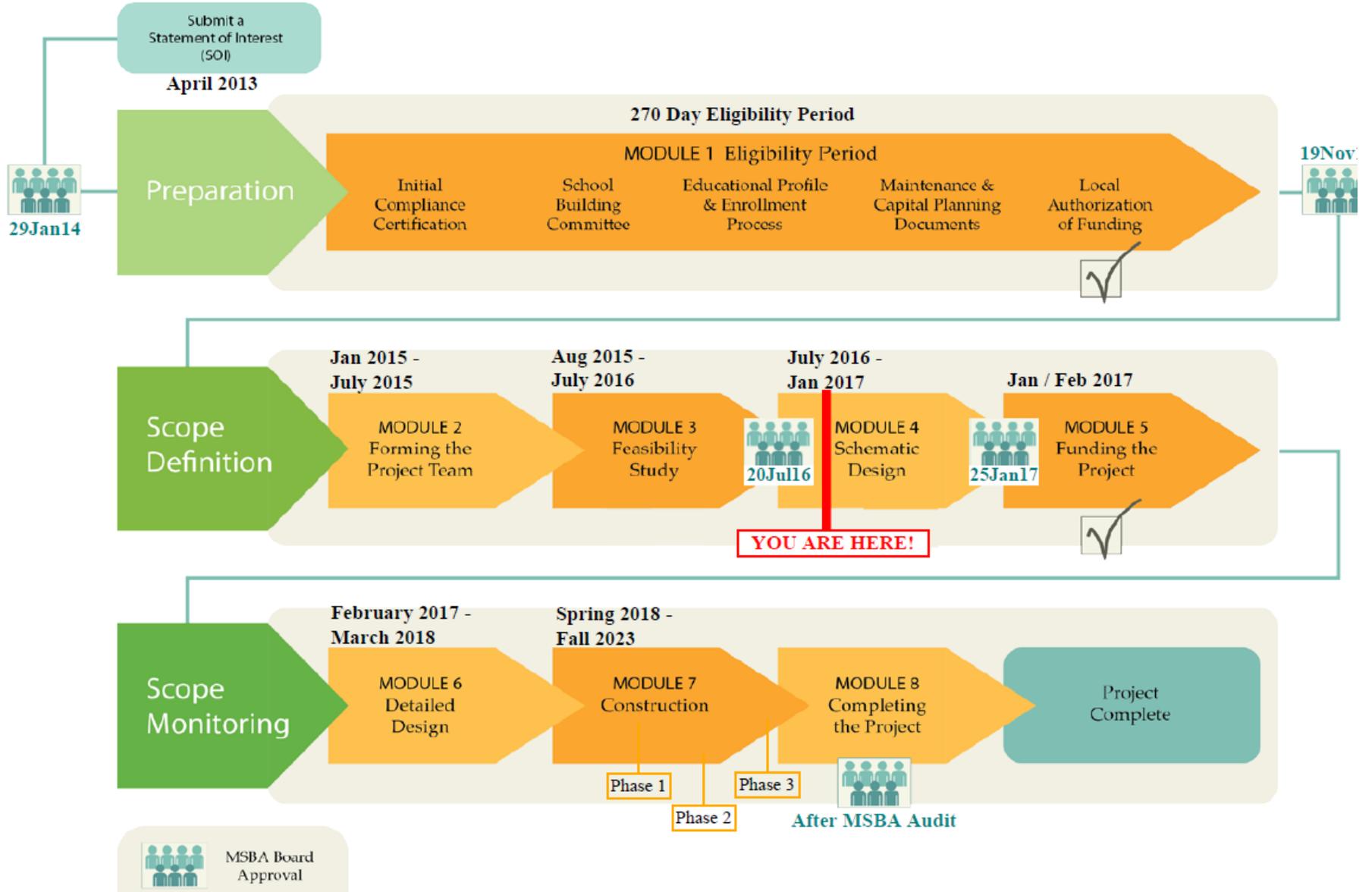




# MSBA Process– Somerville HS Timeline



Massachusetts School Building Authority



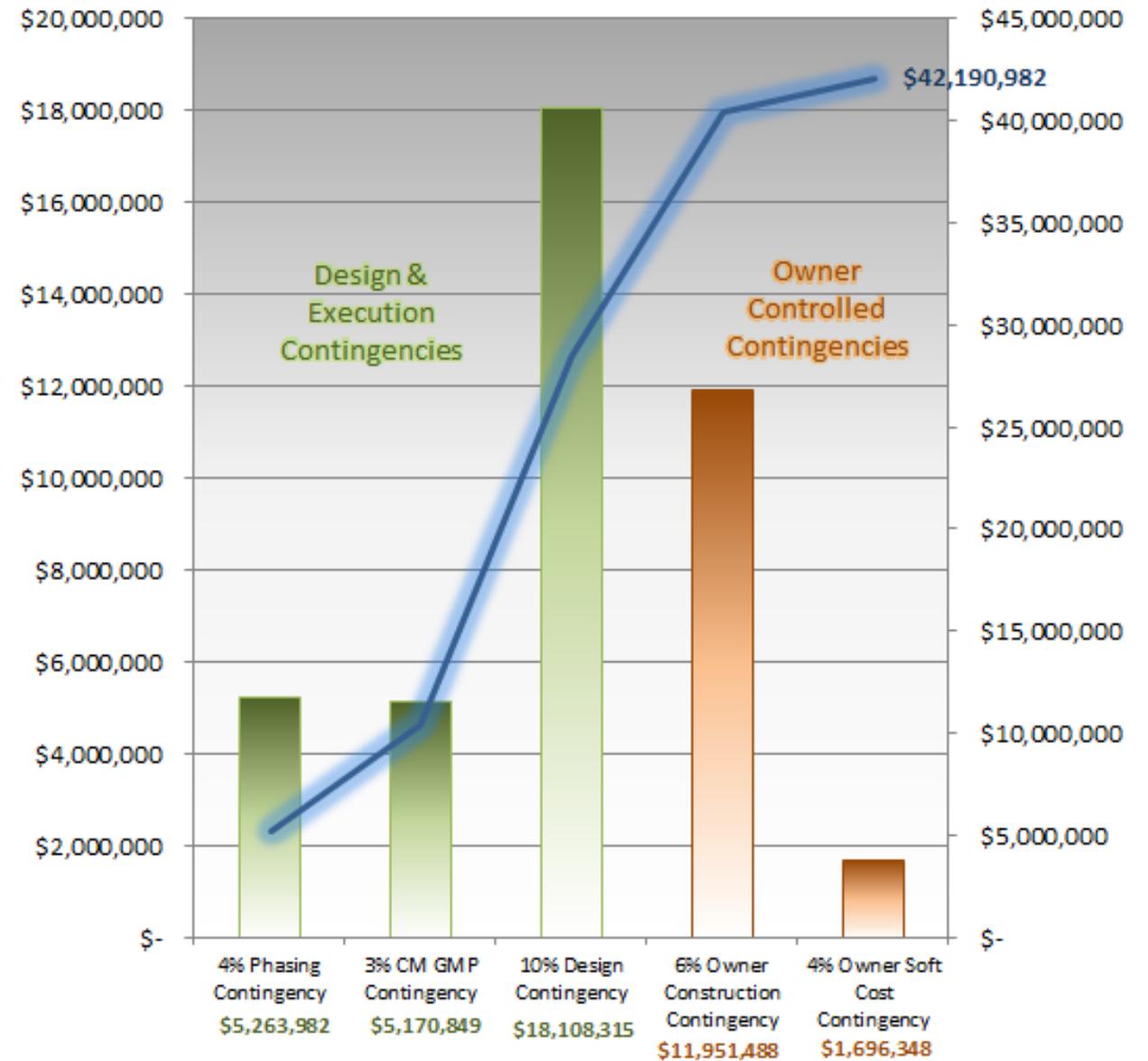
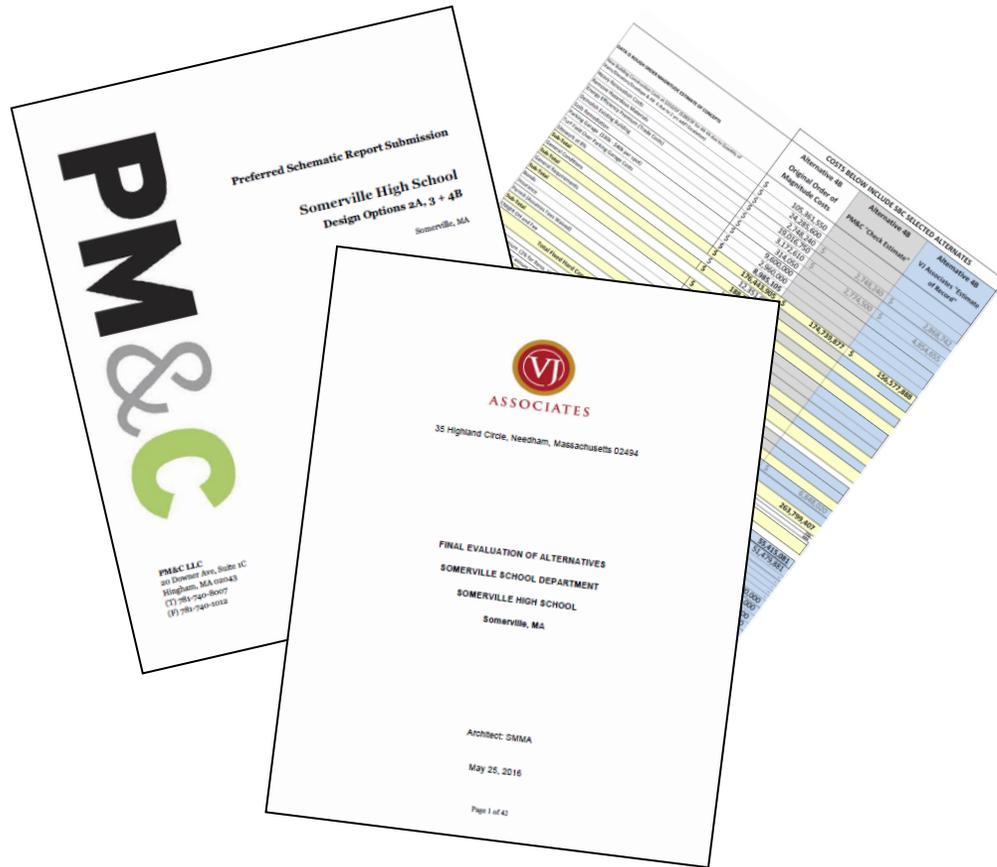


## Recent Critical Milestones

- **July 6, 2016** – Board of Aldermen Financial Presentation
- **July 14, 2016** – Board of Aldermen Approval of Project for Ballot Submission
- **July 20, 2016** - Massachusetts School Building Authority Approves Preferred Schematic Option 4B

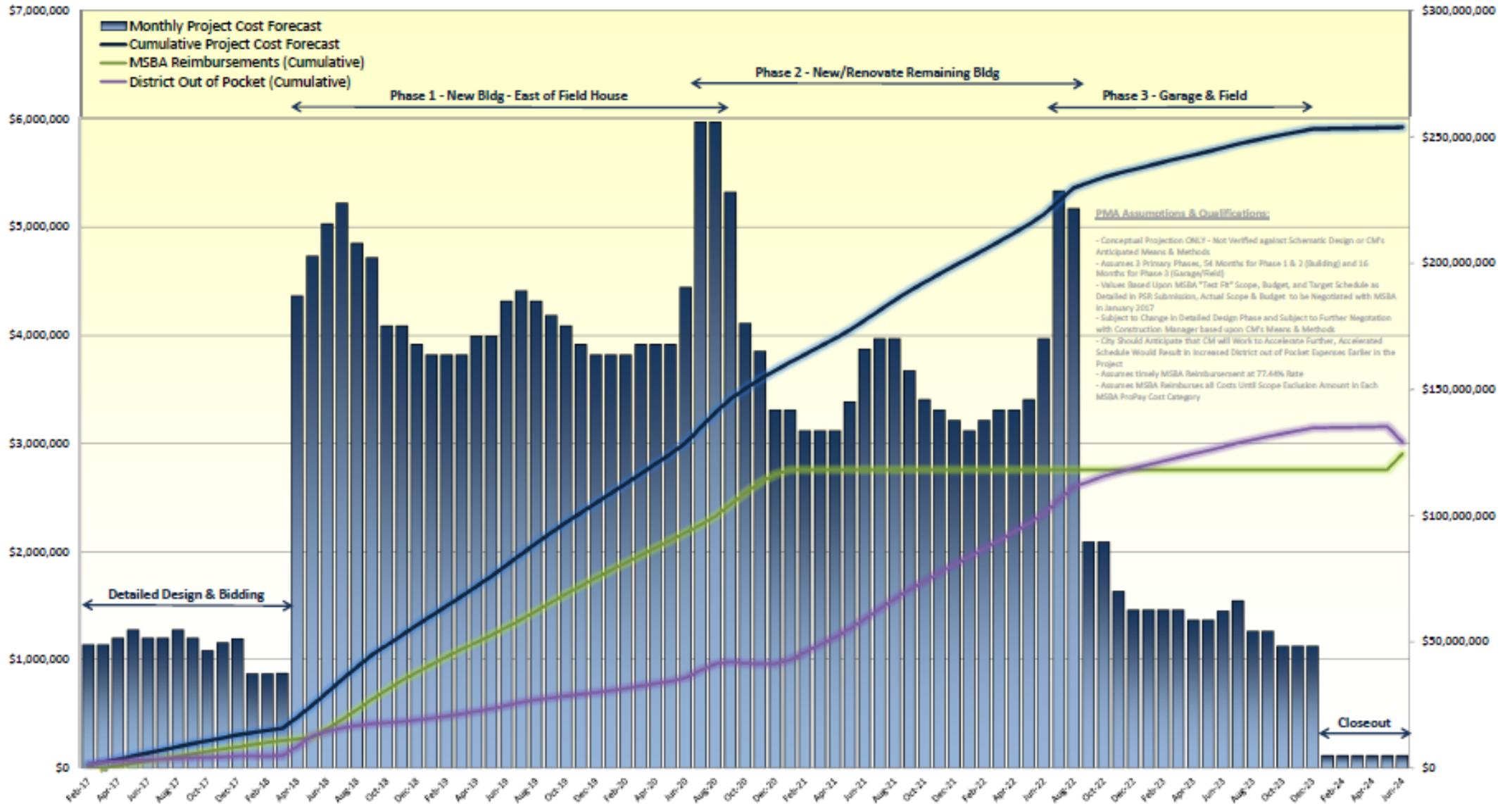
# Budget Development

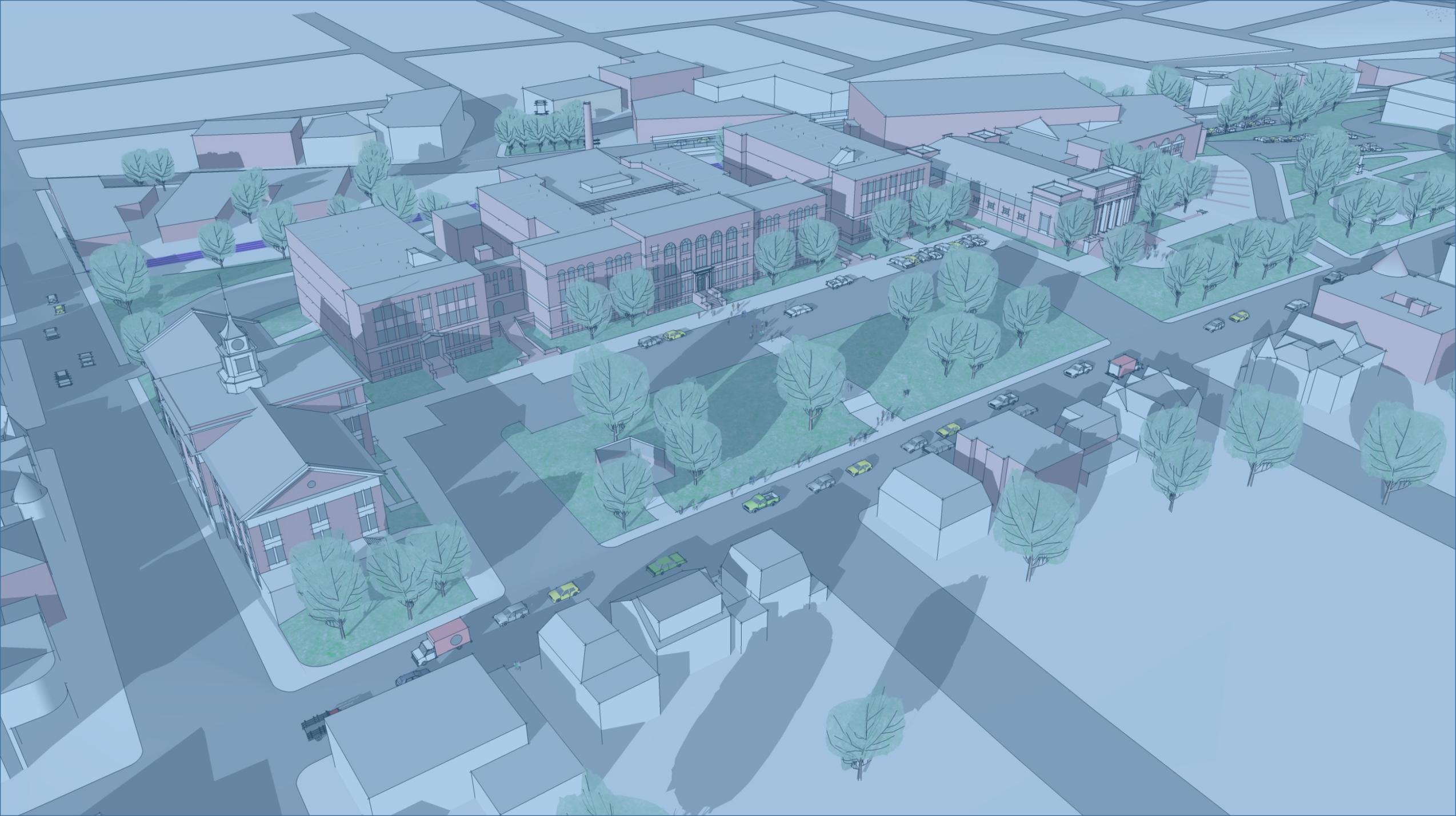
- **THREE** Estimating efforts (Two of those performed by 3<sup>rd</sup> party independent estimating firms)
- **THREE** Unique methodologies
- **ALL** Reconciled to within 0.8%



# Phasing & Early Cashflow Projections

Somerville Conceptual Cashflow (29Jun16 - Pre-Schematic Design)





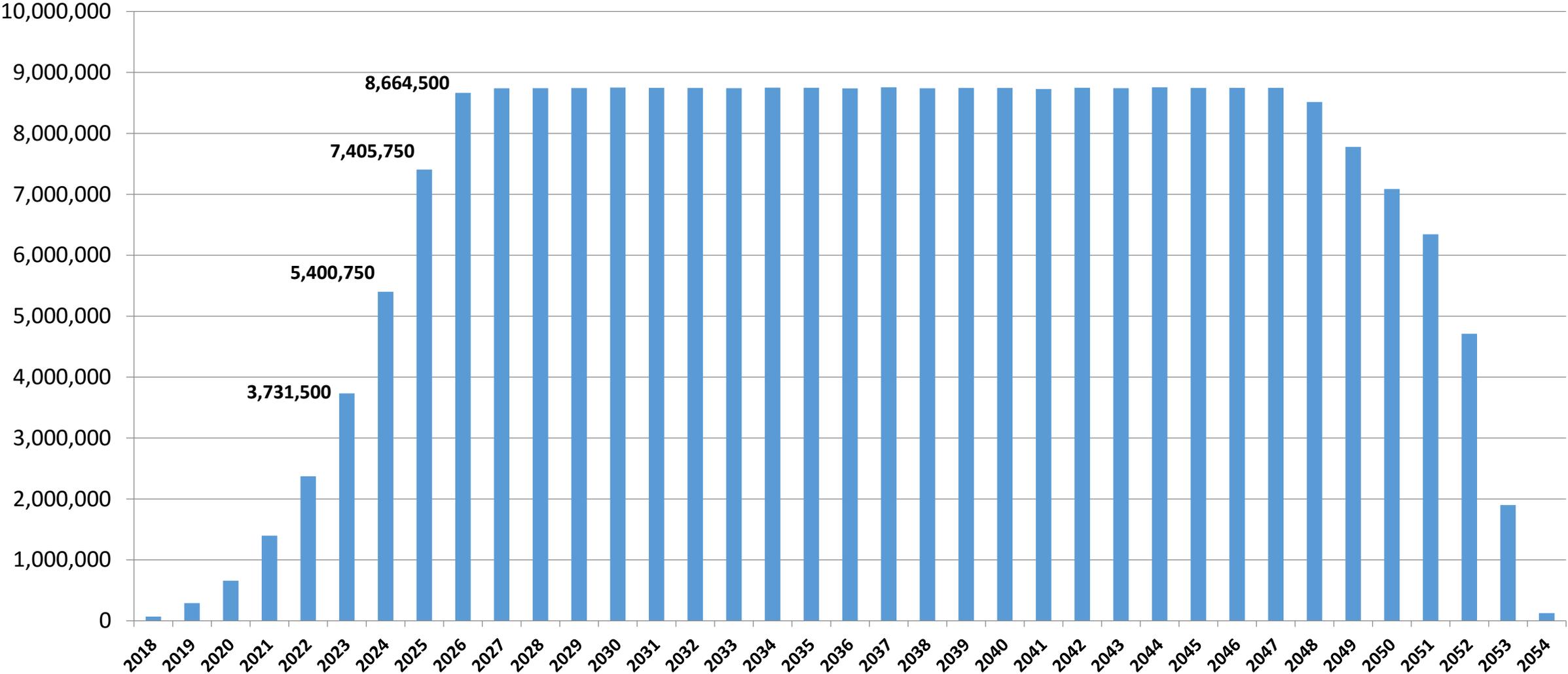
# Projected 30-Year Debt Service

## \$130,300,000 Bonds - 30 Years

	A	B	C	D	E	F	G	H	I
Fiscal Year	\$3.4M Bonds dated 6/1/2019 (BANs dated 6/1/2017)	Plus: \$11.1M Bonds dated 6/1/2020 (BANs dated 6/1/2018)	Plus: \$10.3M Bonds dated 6/1/2021 (BANs dated 6/1/2019)	Plus: \$11M Bonds dated 6/1/2022 (BANs dated 6/1/2020)	Plus: \$24.3M Bonds dated 6/1/2023 (BANs dated 6/1/2021)	Plus: \$41.9M Bonds dated 6/1/2024 (BANs dated 6/1/2022)	Plus: \$26.4M Bonds dated 6/1/2025 (BANs dated 6/1/2023)	Plus: \$1.9M Bonds dated 6/1/2026 (BANs dated 6/1/2024)	Equals: Projected Debt Service
2018	68,000	-	-	-	-	-	-	-	68,000
2019	68,000	222,000	-	-	-	-	-	-	290,000
2020	230,000	222,000	206,000	-	-	-	-	-	658,000
2021	227,000	745,000	206,000	220,000	-	-	-	-	1,398,000
2022	229,000	745,500	690,000	220,000	486,000	-	-	-	2,370,500
2023	230,750	745,500	691,250	740,000	486,000	838,000	-	-	3,731,500
2024	227,250	745,000	692,000	740,500	1,630,000	838,000	528,000	-	5,400,750
2025	228,750	744,000	692,250	735,500	1,629,250	2,810,000	528,000	38,000	7,405,750
2026	230,000	747,500	692,000	740,250	1,632,500	2,814,250	1,770,000	38,000	8,664,500
2027	226,000	745,250	691,250	739,250	1,629,500	2,811,500	1,772,500	125,000	8,740,250
2028	227,000	742,500	690,000	737,750	1,630,500	2,812,000	1,773,750	128,500	8,742,000
2029	227,750	744,250	693,250	735,750	1,630,250	2,810,500	1,773,750	126,750	8,742,250
2030	228,250	745,250	690,750	738,250	1,633,750	2,812,000	1,772,500	130,000	8,750,750
2031	228,500	745,500	692,750	740,000	1,630,750	2,811,250	1,770,000	128,000	8,746,750
2032	228,500	745,000	694,000	736,000	1,631,500	2,813,250	1,771,250	126,000	8,745,500
2033	228,250	743,750	689,500	736,500	1,630,750	2,812,750	1,771,000	129,000	8,741,500
2034	227,750	746,750	689,500	736,250	1,633,500	2,814,750	1,774,250	126,750	8,749,500
2035	227,000	743,750	693,750	740,250	1,629,500	2,814,000	1,770,750	129,500	8,748,500
2036	226,000	745,000	692,000	738,250	1,629,000	2,810,500	1,770,750	127,000	8,738,500
2037	229,750	745,250	689,500	740,500	1,631,750	2,814,250	1,774,000	129,500	8,754,500
2038	228,000	744,500	691,250	736,750	1,632,500	2,809,750	1,770,250	126,750	8,739,750
2039	226,000	742,750	692,000	737,250	1,631,250	2,812,250	1,774,750	129,000	8,745,250
2040	228,750	745,000	691,750	736,750	1,633,000	2,811,250	1,772,000	126,000	8,744,500
2041	226,000	746,000	690,500	740,250	1,632,500	2,811,750	1,772,250	128,000	8,747,250
2042	228,000	745,750	693,250	737,500	1,629,750	2,813,500	1,770,250	129,750	8,747,750
2043	229,500	744,250	689,750	738,750	1,629,750	2,811,250	1,771,000	126,250	8,740,500
2044	230,500	746,500	690,250	738,750	1,632,250	2,815,000	1,774,250	127,750	8,755,250
2045	226,000	747,250	689,500	737,500	1,632,000	2,814,250	1,769,750	129,000	8,745,250
2046	226,250	746,500	692,500	740,000	1,629,000	2,814,000	1,772,750	125,000	8,746,000
2047	231,000	744,250	689,000	736,000	1,633,250	2,814,000	1,772,750	126,000	8,746,250
2048	-	745,500	689,250	740,750	1,629,250	2,814,000	1,769,750	126,750	8,515,250
2049	-	-	693,000	738,750	1,632,250	2,813,750	1,773,750	127,250	7,778,750
2050	-	-	-	740,250	1,631,750	2,813,000	1,774,250	127,500	7,086,750
2051	-	-	-	-	1,632,750	2,811,500	1,771,250	127,500	6,343,000
2052	-	-	-	-	-	2,814,000	1,769,750	127,250	4,711,000
2053	-	-	-	-	-	-	1,774,500	126,750	1,901,250
2054	-	-	-	-	-	-	-	126,000	126,000
<b>Total</b>	<b>6,523,500</b>	<b>21,307,000</b>	<b>19,767,750</b>	<b>21,114,250</b>	<b>46,645,750</b>	<b>80,430,250</b>	<b>50,673,750</b>	<b>3,644,500</b>	<b>250,106,750</b>

# Full Debt Service Payments Start in 2026

## Projected Somerville High School Debt Service - Annual Payments

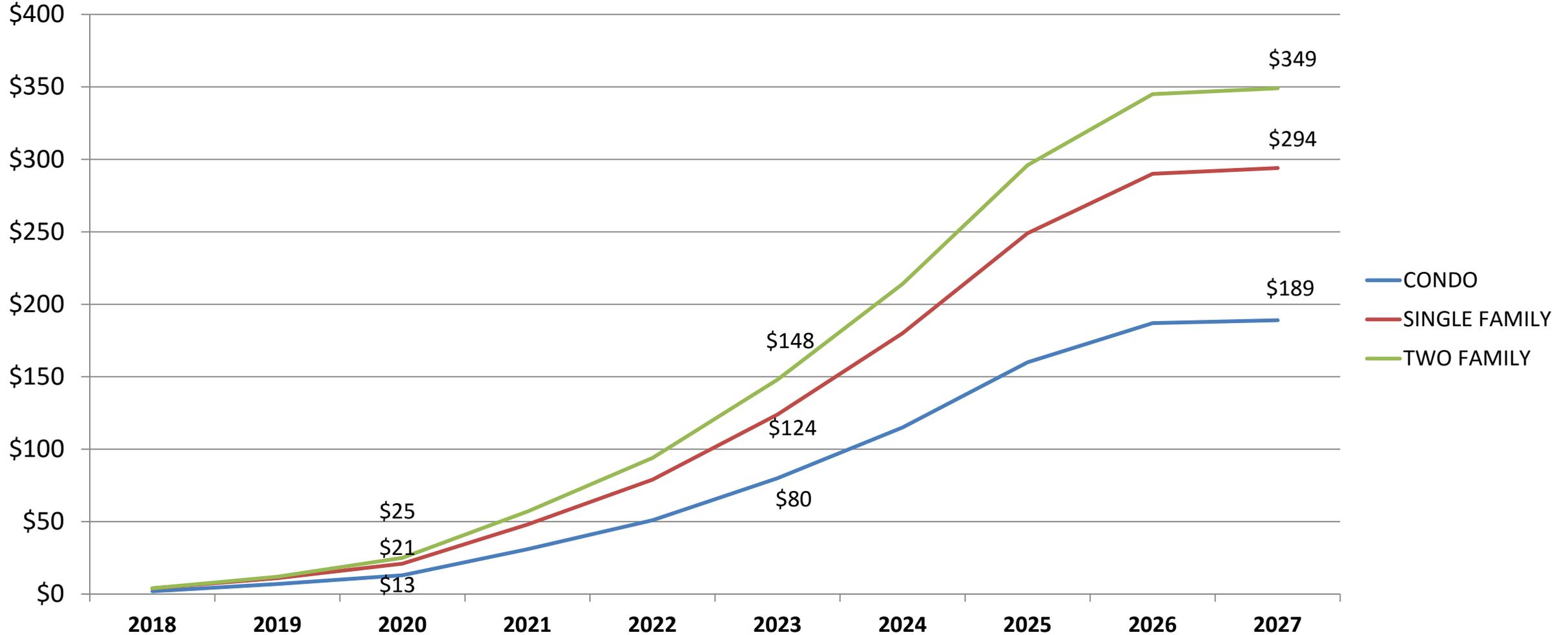


# Projected Impact of Debt Exclusion

SUMMARY IMPACT OF DEBT EXCLUSION FY 2018 - FY 2027											
ADDITIONAL PROPERTY TAX INCREASE (PROJECTED) BASED UPON FY 2016 AVERAGE VALUES*											
WITH RESIDENTIAL EXEMPTION											
	FY	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	DEBT SERVICE	\$68,000	\$290,000	\$658,000	\$1,398,000	\$2,370,500	\$3,731,500	\$5,400,750	\$7,405,750	\$8,664,500	\$8,740,250
USE											
CONDO		\$2	\$7	\$13	\$31	\$51	\$80	\$115	\$160	\$187	\$189
SINGLE FAM		\$4	\$11	\$21	\$48	\$79	\$124	\$180	\$249	\$290	\$294
TWO FAM		\$4	\$12	\$25	\$57	\$94	\$148	\$214	\$296	\$345	\$349
THREE FAM		\$5	\$15	\$30	\$70	\$116	\$181	\$262	\$362	\$423	\$428
4-8 FAM		\$7	\$21	\$41	\$96	\$158	\$248	\$358	\$495	\$578	\$585
9+ FAMILY		\$31	\$93	\$185	\$432	\$709	\$1,110	\$1,604	\$2,221	\$2,591	\$2,622
COMM. & IND.		\$19	\$95	\$190	\$418	\$703	\$1,102	\$1,615	\$2,204	\$2,584	\$2,603
ASSUMES RESIDENTIAL EXEMPTION FOR CONDO, 1, 2, 3, 4-8 UNIT USES											
WITHOUT RESIDENTIAL EXEMPTION											
CONDO		\$4	\$13	\$26	\$60	\$99	\$155	\$224	\$311	\$362	\$367
SINGLE FAM		\$6	\$17	\$33	\$78	\$128	\$200	\$289	\$400	\$466	\$472
TWO FAM		\$6	\$19	\$37	\$87	\$143	\$223	\$322	\$446	\$521	\$527
THREE FAM		\$7	\$21	\$43	\$100	\$164	\$257	\$371	\$513	\$599	\$606
4-8 FAM		\$9	\$27	\$54	\$126	\$206	\$323	\$467	\$646	\$754	\$763
9+ FAMILY		\$31	\$93	\$185	\$432	\$709	\$1,110	\$1,604	\$2,221	\$2,591	\$2,622
COMM. & IND.		\$19	\$95	\$190	\$418	\$703	\$1,102	\$1,615	\$2,204	\$2,584	\$2,603
*DEBT SERVICE CONTINUES UNTIL FY 2054 AT AN AMOUNT MORE OR LESS EQUAL TO FY 2027 NUMBER											

# Projected Impact of SHS on Property Tax

## SUMMARY IMPACT OF DEBT EXCLUSION FY2018 - FY2027 WITH RESIDENTIAL EXEMPTION



Based on FY2016 Average Values

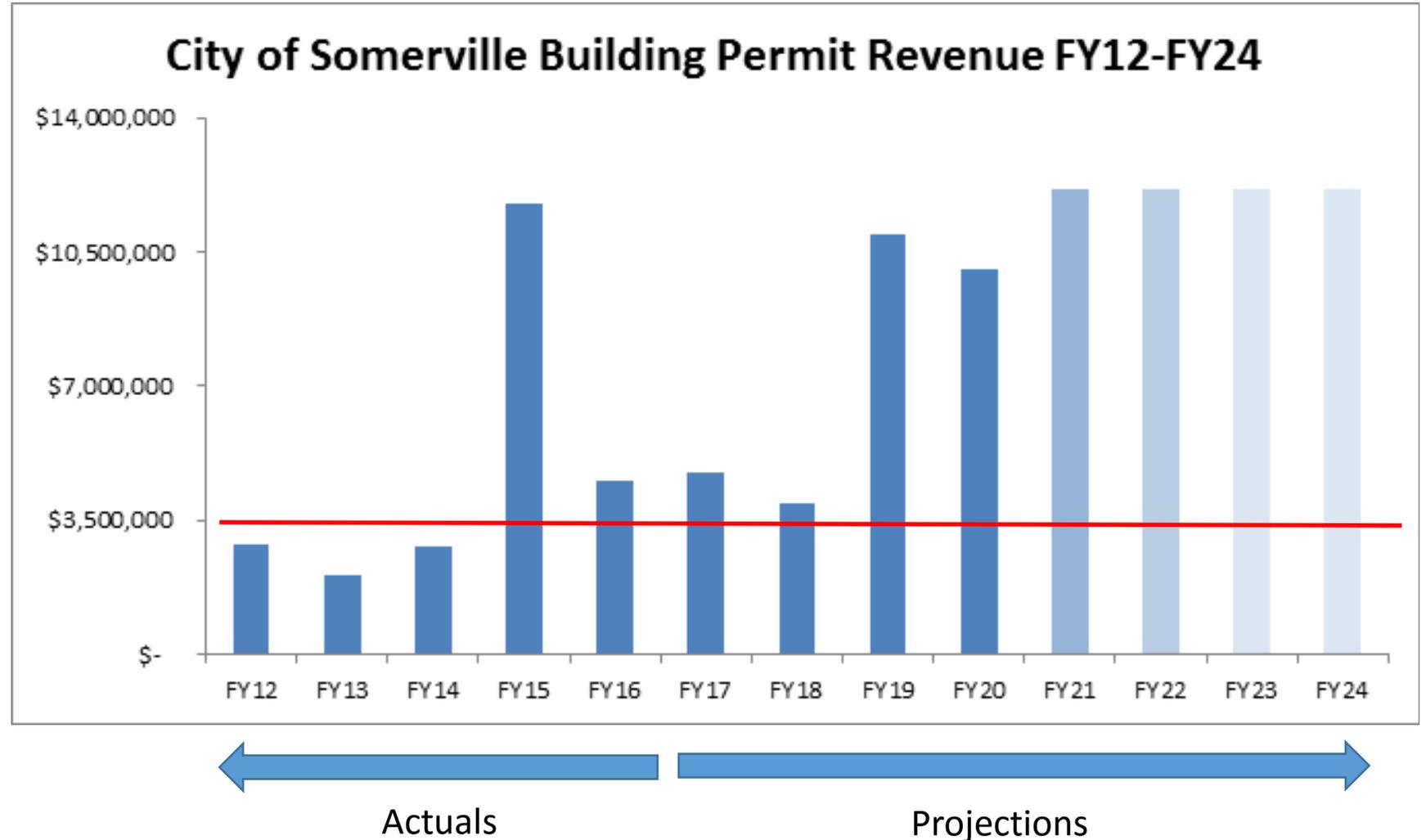
# Mitigation Options Under Review

- **Building Permit Revenue**
- **Sale of Assets**
- **Reserves**

# Building Permit Revenue Projections

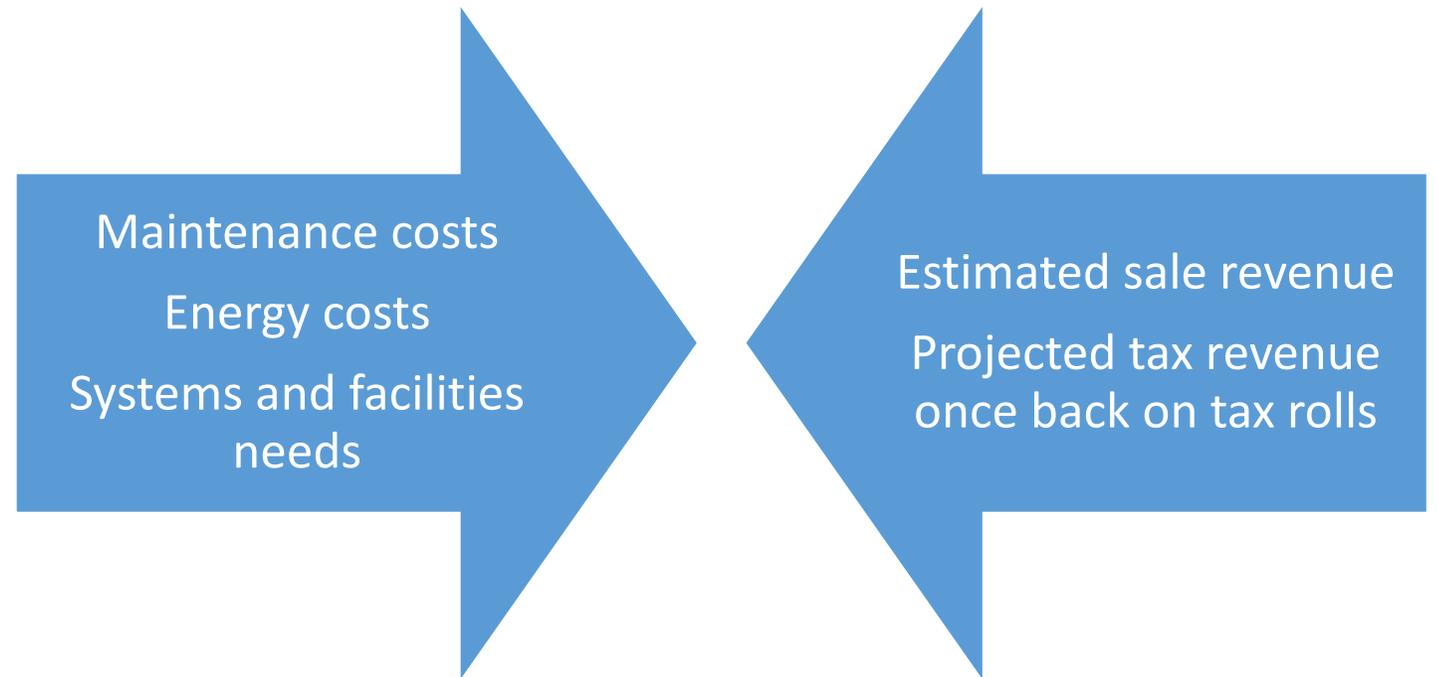
The Long-Range Forecast assumes \$3.5M in annual building permit revenue (\$35M over 10 years).

However, if development timelines are realized as currently anticipated, the actual value of building permit revenue would exceed this by \$30M+.



# Framework for Sale of Assets

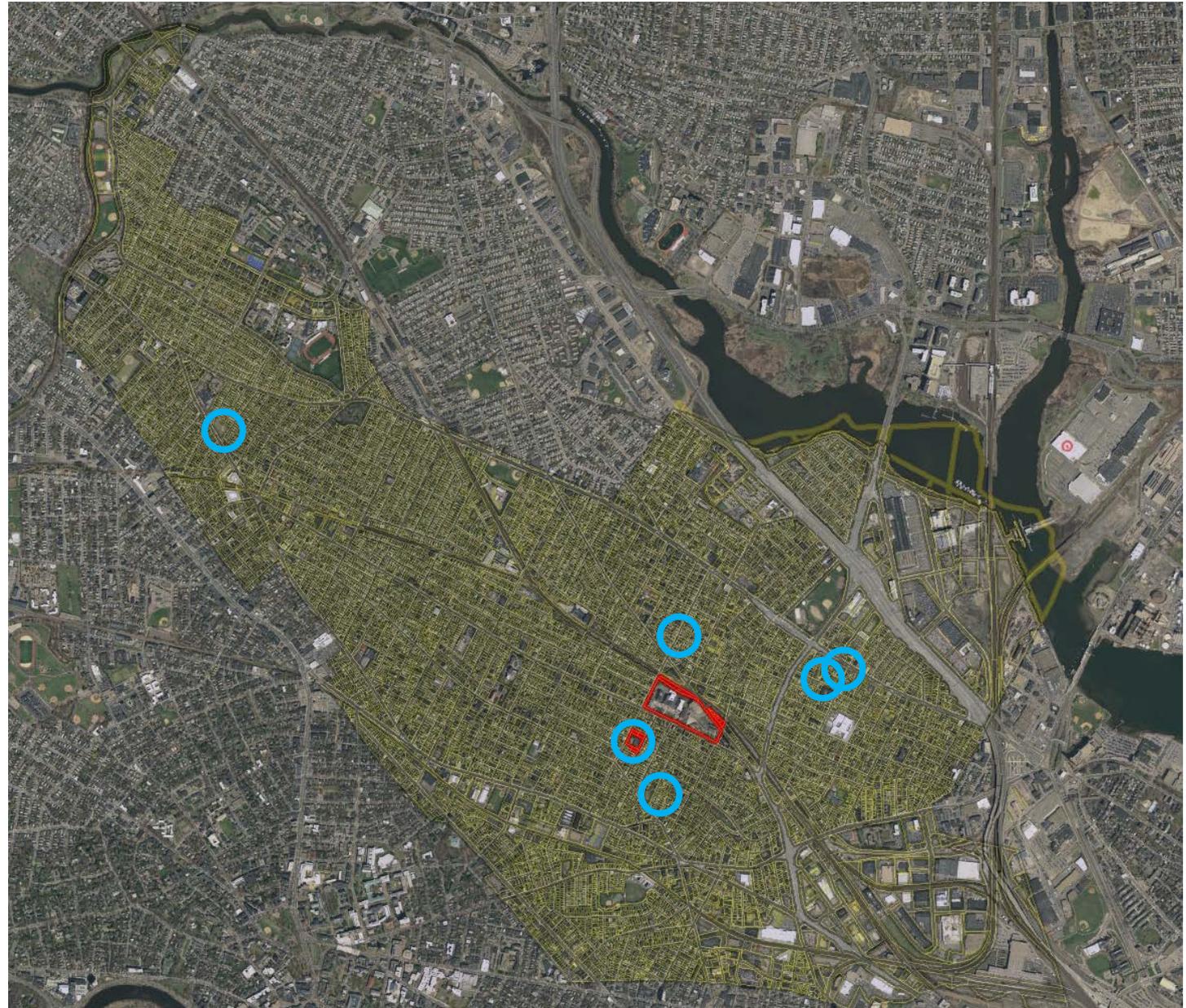
- Assess programmatic space needs
- Assess ongoing energy, maintenance, and repair costs
- Determine highest and best use options under current and proposed zoning
- Conduct cost-benefit analysis of continued use vs. sale



# City Building Assets and Consolidation Planning

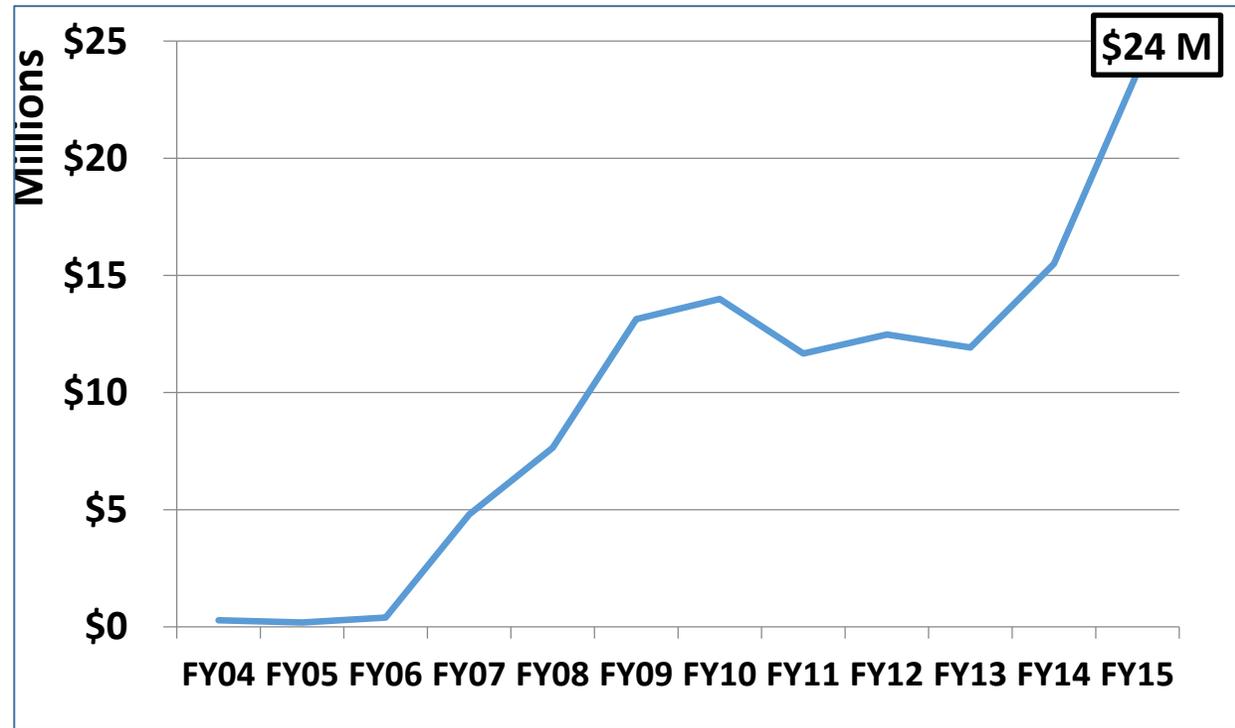
Six buildings currently under review:

- Edgerly School - 8 Bonair St.
- Cummings School - 42 Prescott St.
- School Admin Building - 42 Cross St.
- Recreation Building - 19 Walnut St.
- City Hall Annex - 50 Evergreen Ave.
- Traffic & Parking, 133 Holland St.

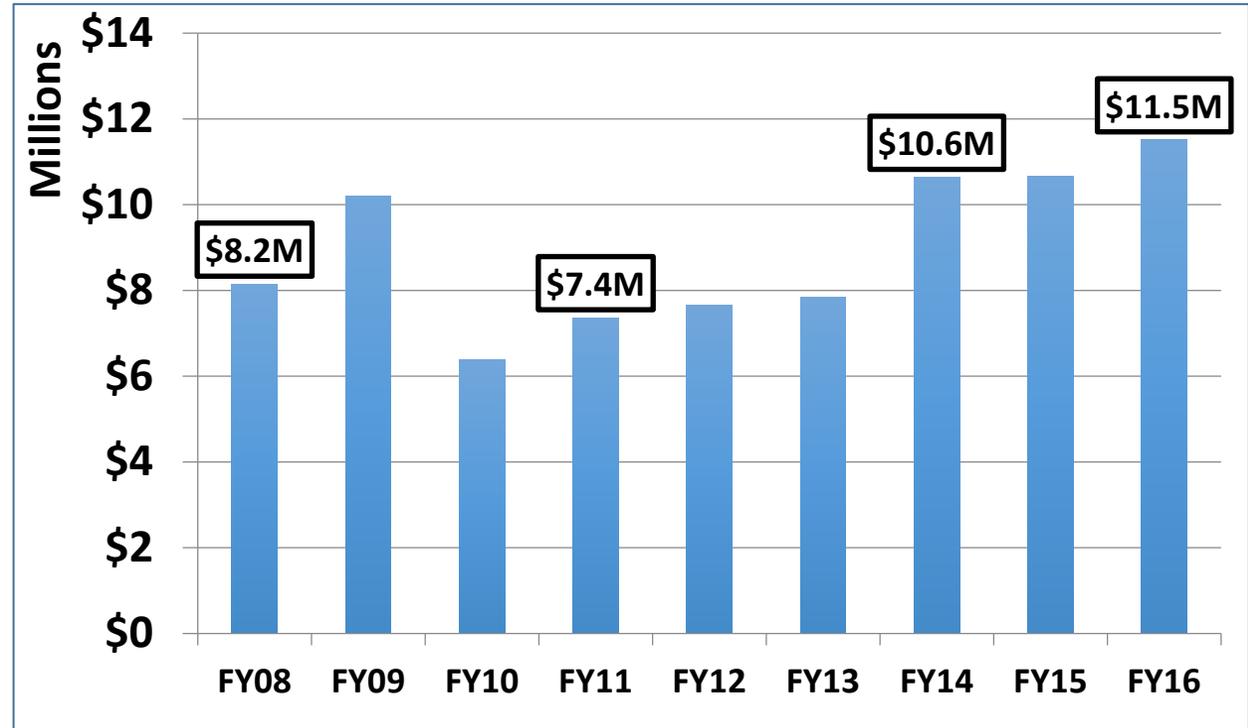


# Prioritizing Reserves for Capital Investments

## Stabilization Fund Balance



## Annual Free Cash Certification



# Building Connections: Linking Gilman Square to Union Square via the Central Hill Civic Campus



**Somerville** *by*  
**DESIGN**



Thank you!