School Facilities Security Project

Presentation to Advisory Committee
September 16, 2015
School Security Project: Goals

- Safety and security of our students, staff & community
- Safeguarding our Town’s physical assets
- Striking the balance
School Security Project: Background

- 2008: WHS project design includes safety & security components
- 2013: across WPS - investment in entry security
- 2013: TM appropriation to PBC, followed by the TSG study, a district-wide security assessment
- 2014: MA State Task Force guidelines, WPS-wide staff planning & training, TM/Town approves security components in Fiske & Schofield renovation
- 2015: TM appropriation to PBC for the design of security plans at 8 WPS buildings
Engaged in a collaborative & intensive assessment of school building security needs

- Permanent Building Committee
  - Dore & Whittier, OPM
  - LLB, Architects
- School Committee
- WPS – Superintendent & Building Administrators
- Wellesley Police Department
- WPS – Technology Department
- Facilities Maintenance Department
School Security Project:
Key Components & Considerations

- Communications
- Access controls
- Ability to monitor and/or assess

- User friendly systems and operations

- Fiske & Schofield – served as template
- Recognition of building to building variability
District Wide Security Project
Wellesley, MA

PRESENTATION TO
TOWN ADVISORY COMMITTEE
Review Scope and Cost Projections
September 16, 2015
Doors and Hardware

Address locking and operation of any door to a regularly occupied room.

121 doors will be upgraded.

Upgrades range from hardware only to frame/door/hardware replacement.

Hardy Elementary School - 39 locations
Hunnewell Elementary School - 44 locations
Upham Elementary School - 38 locations
Typical Door Conditions
Doors and Hardware Cost Projections

Hardy Elementary School

Hunnewell Elementary School

Upham Elementary School

   Subtotal Material Only $105,100
   Selective Demolition ($125.00/opening) $15,125
   Installation ($450.00/opening) $54,450

Projected Construction Cost Alone - $174,675 - $195,000
As of June, 2015

Average cost per door - $1,444 - $1,612
Technology

Address Security, Cameras, Radios, Access and PA Systems

Bates Elementary School
Hardy Elementary School
Hunnewell Elementary School
Sprague Elementary School
Upham Elementary School
PAWS Preschool at Wellesley
Wellesley Middle School
Wellesley High School
## Comparison of Technology Recommendations of TSG report and District-Wide Security Upgrade Project

<table>
<thead>
<tr>
<th>Item</th>
<th>Study</th>
<th>Total</th>
<th>Difference</th>
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<tbody>
<tr>
<td><strong>Proximity Card</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LLB</td>
<td>49</td>
<td></td>
<td>7 Additional</td>
</tr>
<tr>
<td>TSG</td>
<td>42</td>
<td></td>
<td>16% Increase</td>
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<tr>
<td><strong>AiPhone (see note #1)</strong></td>
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<tr>
<td>LLB</td>
<td>5</td>
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<tr>
<td>TSG</td>
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<tr>
<td><strong>Cameras</strong></td>
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<tr>
<td>LLB</td>
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<tr>
<td>TSG</td>
<td>160</td>
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<td><strong>Duress Button</strong></td>
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<tr>
<td>LLB</td>
<td>3</td>
<td></td>
<td>3 Additional</td>
</tr>
<tr>
<td>TSG</td>
<td>Note #2</td>
<td>Note #2</td>
<td>Note #2</td>
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<tr>
<td><strong>Lighting Locations</strong></td>
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<td></td>
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</tr>
<tr>
<td>LLB</td>
<td>8</td>
<td></td>
<td>5 Fewer</td>
</tr>
<tr>
<td>TSG</td>
<td>13</td>
<td></td>
<td>38% Decrease</td>
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*Note #1: Some AiPhones have proximity Card readers integrated with them.*

*Note #2: The TSG report recommends additional duress buttons for a number of locations. However, no specific number of buttons was stated.*
Radios

All future radios to be selected based on current models used by the Wellesley Police Department. Prior to purchase, the WPD SRO shall confirm current models.

Radio Desk Units
(1 per school)
$1,270 per unit x 8 locations = $10,160

Radio Handheld Units
(2 per school)
$1,020 per unit x 16 = $16,320

Projected Cost as of June, 2015: $26,480
Technology

Address Security, Cameras, Radios, Access and PA Systems

Proximity Cards
Projected Construction Cost Only as of June 2015: $96,285 to $103,635

Aiphone
Projected Construction Cost Only as of June 2015: $40,925 to $51,500

Cameras
Projected Construction Cost Only as of June 2015: $223,125 to $325,500

Radios
Projected Construction Cost Only as of June 2015: $26,480 to $29,500

PA
Projected Construction Cost Only as of June 2015: $185,500 to $215,000

Technology Construction Cost Projection as of June 2015
Range from $572,315 to $725,135
Reconfiguration Options

Address security, sense of community, access

Hunnewell Elementary School
Principal stays here, relocate interior door
Main office stays here, relocate admin desk to face entry - enhanced "cone of view"

Omit existing doors and frame to provide better visual access to main entry doors.
Add new doors and frame to create "lockdown vestibule".
Revise existing doors to create "lockdown vestibule".

FLOOR PLAN
RENOVATION
OPTION A

Subtotal Material Only $4,500
Misc. Prep and Finish (lump sum) $10,000
Selective Demolition ($250.00/opening) $500
Installation ($1500.00/opening) $4,500

Projected Construction Cost Only $19,500 - $23,500 as of June 2015
Summary of Projected Construction Costs Only

As of June 2015

Doors and Hardware: $174,675 - $195,000

Technology:
  Proximity Cards: $96,285 - $103,635
  AiPhone: $40,925 - $51,500
  Cameras: $223,125 - $325,500
  Radios: $26,480 - $29,500
  PA System: $185,500 - $215,000

Physical Alterations
  Hunnewell: $19,500 - $23,500

Projected Construction Cost Range $766,490 - $943,635
# Wellesley School Security Upgrades Task List / Schedule

## Phase 1 - Scope
- **Cost Estimating**
- **PBC & SC Review**

## Phase 2 - Documentation
- **PBC Meeting**
- **Advisory Committee Meeting**
- **Advisory Committee Meeting**
- **Special Town Meeting**

<table>
<thead>
<tr>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
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**Tasks by Date:**
- **Phase 1 - Scope:**
  - **May:** Update of kick-off meeting, school visits.
  - **June:** Outline operational needs, define programmatic desires.
  - **July:** Review of outcome of administrative meetings, consider scope.
  - **August:** Presentation of order of magnitude cost projections.
  - **September:** Review of revised scope and cost projections, approval of scope. Approval to move to Phase 2.
  - **October:** Review of project scope and working cost estimate.
  - **November:** Review and reconciliation of project estimate, presentation and approval of scope and budget.

- **Phase 2 - Documentation:**
  - **June:** PBC Meeting, Advisory Committee Meeting.
  - **July:** PBC Meeting, Advisory Committee Meeting, Special Town Meeting.

- **PBC:**
  - **May:** PBC Meeting, Advisory Committee Meeting.
  - **June:** PBC Meeting, Advisory Committee Meeting.
  - **July:** PBC Meeting, Advisory Committee Meeting.
  - **August:** PBC Meeting, Advisory Committee Meeting.
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District Wide Security Project
Wellesley, MA

PRESENTATION TO
TOWN ADVISORY COMMITTEE
Review Scope and Cost Projections
SEPTEMBER 16, 2015