

District: Rochester
School Name: Rochester Memorial Elementary School
Category: Feasibility Study

Recommendation:

That the Executive Director is authorized to approve Rochester, as part of its Invitation for Feasibility Study, to proceed into schematic design for the renovation/addition of the existing Memorial Elementary School.

Background:

The Memorial Elementary School, the District's prioritized Statement of Interest, was built in 1953 with additions in 1972 and 1988. The District has one Elementary School, one Middle School and one High School. The main building of the existing Memorial Elementary School is approximately 71,000 SF, including two modular units. The current enrollment is 575 students. The District identified a number of building issues associated with the HVAC, electrical, and life safety systems. In addition to the physical plant issues, the District identified programmatic deficiencies including undersized classrooms and a general lack of specialized teaching spaces.

The MSBA Board previously approved an invitation to feasibility study for Rochester to further study the problems identified at the Memorial Elementary School. Rochester has stated that its elementary school has reached capacity. The installation of modular units at the school has provided temporary relief but has affected delivery of the educational program. The District believes that the only viable solution is to build an addition and renovate the existing Memorial Elementary School.

Discussion:

The Feasibility Study completed in October 2001 by Kaestle Boos Associates evaluated several District wide options that met all programmatic and enrollment needs. The options were as follow:

- Option 1 – Renovation/addition to the existing Rochester Memorial ES
- Option 2 – Replacement school for Rochester Memorial serving grades K-6
- Option 3 – A second elementary school located on another site in the Town.

Midway through the evaluation process, the School Committee removed Option 3 from further consideration since it was not justifiable by the projected enrollment figures. The 2001 Feasibility Study concluded that Option 1 was the preferred option: a renovation/addition to the existing Rochester Memorial School serving grades K-6 (700 students).

Since being placed in the Feasibility Study category, the District has procured an Owner's Project Manager, PMA, and an Architect, Flansburgh Associates, who have continued to support the District's efforts in pursuing a renovation/addition of the

existing Rochester Memorial Elementary School as recommended in the Feasibility Study. To confirm the assumptions made in the Feasibility Study, Flansburgh and the School Building Committee prepared an updated study incorporating the MSBA's current Feasibility Study guidelines and generated cost estimates for the options listed below. The total project cost estimates by Flansburgh are:

- Option 1 – Renovation/Addition to the existing Memorial Elementary School, Project Cost \$25.3 million
- Option 2 – A new school to replace the Memorial Elementary School, Project Cost \$35.9 million

MSBA staff have reviewed the conclusions of the Feasibility Study and the enrollment and cost estimate data with the District and concluded:

- 1) All initial paperwork required has been processed including an executed Initial Certificate of Compliance; the composition of the School Building Committee for MSBA approval; and the enrollment questionnaire.
- 2) The alternatives investigated in the Feasibility Study were comprehensive in scope, and the District's preferred option is reasonable and cost effective. The poor condition of the antiquated mechanical systems, inadequate life safety systems, limited access, undersized classroom space and the use of temporary modular units warrant a renovation of the systems, but the existing building has adequate core space and academic space that, with a 14 classroom addition, will support the educational program.
- 3) MSBA has completed an enrollment projection utilizing the enrollment questionnaire completed by Rochester. The MSBA and the District have agreed to a design enrollment of 635 students for a renovation/addition to the Rochester Memorial Elementary School on the existing site with 30 classrooms, including a science room, 5 Kindergarten classrooms and 1 Pre-Kindergarten classroom.
- 4) The number of options studied is reasonable and that the resulting school building would meet the Educational Specifications as well as the enrollment projections in a cost effective manner.

Based on the review outlined above, staff recommends that Rochester be approved to proceed into schematic design for the construction of a renovation/ addition to the existing Rochester Memorial Elementary School on the existing site.