

District: Douglas
 School Name: Douglas Intermediate School
 Recommended Category: Preferred Schematic
 Date: November 17, 2010

Recommendation

That the Executive Director be authorized to approve the Town of Douglas, as a part of its Invitation to Feasibility Study to proceed into schematic design, to participate in the MSBA’s Model Elementary School Program for the new grade 2-5 Elementary School, and to upgrade the existing grade 3-7 Intermediate School to accommodate grades 6-8, with both facilities to be located on the same site.

District Info	
District Name:	Town of Douglas
Elementary Schools:	2 – Douglas Early Childhood (PreK) – Douglas Elementary (K-2)
Middle Schools:	1 – Douglas Intermediate (3-7)
High Schools:	1 – Douglas High (8-12)
Priority School Name:	Douglas Intermediate School
Type of School:	Intermediate
Grades Served:	3-7
Year Opened:	1987
Total Square Footage:	89,000 Total Square Feet (not including portables)
Additions:	In 2000/2002 a total of twelve portables were added.
Acreage of Site:	155 Acres
Building Issues:	The District noted deficiencies in the following areas: <ul style="list-style-type: none"> - Windows - Doors - HVAC - No Sprinkler System - Roof In addition to the physical plant issues, the District reported overcrowding throughout the District and inadequate spaces for speech, OT/PT services and guidance.
Original Design Capacity:	450 middle / high students
2009-2010 Enrollment:	664 (3-7), 143 (2), 159 (8), 966 (2-8)
Agreed Upon Enrollment:	710 (grades 3-7) or 1,000 (grades 2-8)
Enrollment Specifics	To reduce overcrowding in other facilities, the District proposed moving grade 2 from the existing ES and 8 from the existing HS, increasing the enrollment size by 290 for a total enrollment of 1,000 for the Intermediate School grade levels. These students would be divided into two facilities: the existing Intermediate School would serve 448 students in grades 6-8, and a new ES would serve 552 students in grades 2-5.

MSBA Votes	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	November 17, 2010
Project Scope & Budget Authorization:	March 30, 2011 (targeted date)

Consultants	
Owner's Project Manager:	Heery International, Inc.
Designer:	DiNisco Design Partnership, Limited

Discussion

The Town of Douglas has four schools located on contiguous sites. The Douglas Intermediate School, the District's prioritized Statement of Interest, has building deficiencies as well as programmatic issues associated with overcrowding. The District added 12 modulars to the Intermediate School in 2000/2002 for a total of 103,000 square feet, which currently houses 664 students in grades 3 to 7. The high school currently houses grades 8 to 12. Given the reported overcrowding, the MSBA and the District agreed to include as part of the feasibility study options that considered different grade configurations.

The District first considered student assignments within the District, potential opportunities for tuition agreements with adjacent districts, and the use of existing educational space through leasing or acquisition, and has determined that none of these options are viable due to the age and inadequacies of the existing buildings, overcrowded school facilities, and increasing enrollment throughout the District.

The District initially considered six options, including five renovation/addition options and one option that included a new elementary school for grades 2-5 combined with a repair of the existing Intermediate School for grades 6-8. In preparation for the September 15, 2010 Facilities Assessment Subcommittee meeting, MSBA staff asked the District to consider a sixth option showing a new elementary school for grades 2-5 combined with an addition to the existing high school to accommodate increased enrollment and grades 6 & 7, and a seventh option showing a new intermediate school for grades 2-8.

These eight options were compared and evaluated to determine which options best met the community, educational, design (building and site), facilities, environmental and fiscal goals (basic comparative costs were included in this evaluation) established by the the District and its Designer.

Based upon the estimated costs and evaluation summarized in Table 1, the District and its Designer have determined that the most cost effective solution that meets the District's educational needs and priorities is a district-wide plan relocating grade 2 from the existing adjacent K-2 school to a new elementary school for grades 2-5, and relocate grade 8 from the existing adjacent high school to the existing Intermediate School, which would be repaired and used in its original configuration as a grade 6-8 middle school.

Table 1 – Summary of Preliminary Design Pricing

Option (Description)	Enrollment (Grades)	Total Gross SF	SF of Renovated Space (Cost/SF)	SF of New Construction (Cost/SF)	Estimated Total Construction (Cost/SF)
Option A ES & IS require renovations & additions. HS requires addition	ES - 424 (K-2) IS - 710 (3-7) HS - 773 (8-12)	240,770 SF	129,000 SF (\$320.05/SF)	111,770 SF (\$392.57/SF)	\$85,163,138 (\$353.71/SF)
Option B IS requires renovations and additions. HS requires addition	IS - 847 (2-7) HS - 773 (8-12)	184,650 SF	89,000 SF (\$300/SF)	95,650 SF (\$357.84/SF)	\$60,927,594 (\$329.96/SF)
Option C ES & IS require renovations and additions	ES - 424 (K-2) 863 (3-8)	223,683 SF	129,000 SF (\$314.66/SF)	94,683 SF (\$314.98/SF)	\$70,415,025 (\$314.80/SF)
Option D IS requires renovations and additions	1000 (2-8)	171,495 SF	89,000 (\$315/SF)	82,495 SF (\$315/SF)	\$54,020,925 (\$315.00/SF)
Option E IS requires renovations and additions	1,000 (2-8)	171,495 SF	89,000 (\$315/SF)	82,495 SF (\$315/SF)	\$54,020,925 (\$315.00/SF)
Option F* New grade 2-5 ES Modernization to IS	552 (2-5) 442 (6-8)	172,131 SF	89,000 SF (\$184.53/SF)	83,131 SF (\$313.91/SF)	\$42,518,581 (\$247.01/SF)
Option G New grade 2-5 ES New MS connected to HS	552 (2-5) 442 (6-8)	167,131 SF	-	167,131 SF (\$337.07/SF)	\$56,335,679 (\$337.07/SF)
Option H New grade 2-8 IS Demo existing IS after completion	1,000 (2-8)	160,000	-	160,000 (\$309.45/SF)	\$49,512,000 (\$309.45/SF)

***-District's Preferred Option**

Option F cost estimates updated using AM Fogarty estimate dated 10-26-2010

Option F addresses the building deficiencies at the Intermediate School by proposing a major renovation and upgrade of the building systems. In order to address the educational programmatic issues associated with the overcrowding, Option F also proposes the construction of a new 2-5 facility between the existing K-2 and Intermediate schools. This new construction would be located on an area currently used by two existing play fields that are separated by a significant change in elevation. To accommodate this site, the school core facilities are located in the higher ground, allowing the two story classroom wing and administrative area to be located on the flat

portion of the site, therefore accommodating accessibility for the handicapped. The plan allows for complete access around the buildings for buses, parking, and emergency vehicles. The new building will be oriented east to west, therefore maximizing day lighting and views in classrooms. The existing modular classrooms will be demolished upon completion of the new construction, after which the final roads and parking will be completed.

Option F is the preferred option for the following reasons:

- Achieves the educational program necessary and provides an appropriate setting for proper grade organization;
- Preserves the Intermediate School with a cost-effective phased renovation;
- Addresses the site concerns including traffic and site circulation; and
- Provides flexibility for future expansion.

The District has expressed a strong commitment to working within a pre-established budget, which, in addition to the educational program benefits, reinforces the selection of Option F at a combined construction cost of \$42 million as the most cost-effective solution. Both the District and the MSBA recognized the importance of bidding both schools as soon as possible. The schedule review indicated that an expedited completion of the new elementary school would allow for the renovation of the Intermediate School to occur over 27 months in lieu of 39 months by creating the space within the Intermediate School to perform the extensive renovation while keeping the school operational. In order to maximize the schedule and cost benefits, the MSBA and the District collaborated to review two possibilities:

- Condensing the project construction schedule by performing select renovation to the existing IS facility beginning in the summer of 2011 and incorporating this work as part of the MSBA's Green Repair Program; and
- Pursuing the possibility of utilizing one of the MSBA's recently selected elementary model schools as a means of expediting the projected construction schedule for the proposed new elementary school for grades 2 to 5.

After participating in the MSBA's designer/district selection process for model elementary schools on November 1, 2010, the Town of Douglas requested the MSBA to consider the District for an invitation to participate in the model school program for the District's preferred model school, the Fort Banks Elementary School designed by DiNisco Design.

MSBA staff has reviewed and discussed the options and corresponding space summaries with the District and the Designer to better understand which educational program is most beneficial and efficient for the Town of Douglas in accordance with MSBA guidelines. MSBA staff has received, reviewed and accepts the Designer's feasibility study submission that identifies the options that have been explored on behalf of the District and the preferred option selected by the District.

MSBA has reviewed the conclusions of the Feasibility Study and the enrollment data with the District and found:

- 1) All initial paperwork required has been processed including an executed Initial Certificate of Compliance, the composition of the School Building Committee and the enrollment information.
- 2) MSBA has completed an enrollment projection and has reached a mutual agreement with the District of a total design enrollment of 1,000 students for the grades 2-5 and 6-8 schools.
- 3) MSBA reviewed the feasibility study and subsequent material and finds that the options investigated were sufficiently comprehensive in their scope, that the approach undertaken in this study was appropriate, and that the District's preferred option is reasonable and cost effective.
- 4) An operational budget for educational objectives and a capital budget have been submitted to the MSBA for review.
- 5) MSBA staff will work with the District to establish a design budget and an understanding of MSBA considerations and levels of funding currently participating in the program.

Based on the review outlined above, staff recommends that the Town of Douglas be approved to participate in the MSBA's Model Elementary School Program for the new grade 2-5 Elementary School, and to upgrade the existing grade 3-7 Intermediate School to accommodate grades 6-8, with both facilities to be located on the same site.