

District: Hudson
School Name: John F. Kennedy Middle School
Recommended Category: Preferred Schematic
Date: May 26, 2010

Recommendation:

That the Executive Director be authorized to approve the Town of Hudson, as part of its Invitation for Feasibility Study, to proceed into schematic design for the replacement of the existing grade 6-7 John F. Kennedy Middle School. MSBA staff has reviewed the feasibility study and accepts the District's preferred solution to replace its grade 6-7 Middle School facility with a grade 5-7 Middle School facility.

Background:

The District submitted one Statement of Interest (SOI) for the John F. Kennedy Middle School in 2008. The John F. Kennedy Middle School, built in 1963 with a modular added in 2003 to accommodate a program for autistic children, totals 48,900 square feet. The school currently serves grades 6 and 7, with a 2009-2010 total enrollment of 452 students.

In its SOI, the District identified a number of building issues including compromised structural integrity due to settling, water infiltration through the roof, walls and foundation, inadequate electrical service, termite damage, and the need for updated kitchen equipment. In addition to the physical plant issues, the District reported overcrowding.

On November 28, 2007, the MSBA Board of Directors approved staff's recommendation to invite the District to conduct a Feasibility Study for the John F. Kennedy Middle School to identify and study possible solutions and, through a collaborative process with the MSBA, to reach a mutually-agreed upon solution.

Discussion

The District and the MSBA mutually agreed to consider options that included relocation of the District's fifth grade students into the middle school. For grades 6-7, the design enrollment is 475 students, and for grades 5-7 the design enrollment is 715 students. According to the District, only a three-grade school solution (grades 5-7) will meet the educational needs of the District, and it is proposing to move the fifth grade out of the three elementary schools into the proposed John F. Kennedy Middle School as part of the proposed project. The District is proposing this grade restructuring as a way to reduce overcrowding within the Farley, Forest Avenue, and Mulready Elementary Schools and to allow the District to integrate kindergarten students into the elementary curriculum and community. In addition, moving the fifth grade students to the John F. Kennedy Middle School will likely eliminate the need for the construction of additional spaces at one or more of the elementary schools. The District is proposing that the vacated Hubert Kindergarten Center could be available to house pre-school and Head Start Classrooms, or support a future full-day kindergarten program if implemented. All options considered as part of the District's feasibility study assume a three-grade middle school serving grades 5-7.

The District 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. The District, in conjunction with its Designer, initially considered seven options, including two renovation and addition options, and five new construction options. Initially, the District compared and evaluated these options 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 School Building Committee and their Designer. Based on the preliminary evaluation, the District advanced five options, two addition/renovation options and three new construction options, for further development and additional evaluation.

Based upon the estimated costs and evaluation summarized in Table 1 below, the District and its Designer have determined that the most cost effective solution that meets the District’s educational needs and priorities is to replace the existing John F. Kennedy Middle School serving grades 6-7 with a new middle school serving grades 5-7. The District has selected ‘Option C1,’ a new two-story middle school as their preferred option to proceed into schematic design.

On April 21, 2010, the Town of Hudson and its Designer presented their proposed project to the MSBA Facilities Assessment Subcommittee. Although both addition/ renovation options provide the required programmatic spaces, these options fail to improve the site circulation and parking conditions, require complex and disruptive construction phasing, are estimated to be slightly more expensive than the new construction options, and result in awkward organization and circulation. The three new construction options are similar in costs, and all improve on site conditions. Additionally, these options organize the grades vertically, with one grade per wing, which supports the District’s team approach to delivery of the curriculum. Option E, which includes a “stepped” layout of the pods was not selected because it was less efficient, lacked a feeling of transition from pod to pod (team to team), and was seen as more difficult to navigate. Options C and C1 are similar except for the number of stories in the academic area of the building. The District preferred Option C1, because they believe a stronger team connection is possible in the two-story option.

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 3-Story Addition/ Renovation | 715 (5-7) | 124,515 | 58,621 (\$296.15) | 65,894 (\$270.13) | \$35.16M (\$282.38) |
| Option A1 2-Story Addition/ Renovation | 715 (5-7) | 128,296 | 58,621 (\$292.06) | 69,675 (\$282.56) | \$36.81M (\$286.90) |
| Option C 3-Story New Construction | 715 (5-7) | 117,734 | N/A | 117,734 (\$289.55) | \$34.09M (\$289.55) |
| *Option C1 2-Story New Construction | 715 (5-7) | 118,082 | N/A | 118,082 (\$289.88) | \$34.23M (\$289.88) |
| Option E 2-Story New Construction ‘Stepped’ | 715 (5-7) | 119,308 | N/A | 119,308 (\$287.26) | \$34.27M (\$287.26) |

****District’s Preferred Option***

Option C1 proposes the construction of a new facility on the existing John F. Kennedy site, immediately south of the existing facility, which will remain occupied during construction. The building's main entrance will face north towards parking and site access. The majority of core spaces are located on a single floor, while the three academic wings consist of two-story pods that extend southward from the core structure. Each pod is designed for one grade, three teams per grade. The existing building will be demolished upon completion of the new construction, after which the final roads and parking will be completed.

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 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 Hudson in accordance with MSBA guidelines.

MSBA staff 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 staff has completed an enrollment projection and reached a mutual agreement with the District of a design enrollment of 715 students for the proposed John F. Kennedy Middle School serving grades 5-7.
- 3) MSBA staff 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 Hudson be approved to proceed into schematic design to replace the existing grade 6-7 John F. Kennedy Middle School with a new grade 5-7 John F. Kennedy Middle School on the existing site.