

District: Ashburnham-Westminster Regional School District  
 School Name: John R. Briggs Elementary School  
 Recommended Category: Preferred Schematic  
 Date: July 28, 2010

**Recommendation**

That the Executive Director be authorized to approve the Ashburnham-Westminster Regional School District, as part of its Invitation for Feasibility Study, to proceed into schematic design for the construction of a new Briggs Elementary School located in Ashburnham. MSBA staff has reviewed the feasibility study and accepts the Regional School District’s preferred solution to replace the existing Briggs Elementary School with a new facility serving grades PreK-5 on the existing site.

<b>District Information</b>	
District Name:	Ashburnham-Westminster Regional School District
Elementary Schools:	3 (Westminster ES, Meetinghouse ES, Briggs ES)
Middle Schools:	1 (Overlook Middle School)
High Schools:	1 (Oakmont Regional School)
Priority School Name:	Briggs Elementary School
Type of School:	Elementary School
Grades Served:	Current K-5 Preferred Option PK-5
Year Opened:	1967
Total Square Footage:	53,000
Additions:	1980, 1991
Acreage of Site:	23 (+) acres
Building Issues:	In its SOI, the Regional School District identified a number of building issues, including health and safety concerns due to poor indoor air quality, structurally unsound conditions of portable classrooms, overcrowding, problems with heating and ventilation systems, lack of space for their Special Education program, and limited technology resources. In addition to the issues identified in the SOI, the evaluation of the existing conditions at Briggs revealed inadequate insulation and non-thermal window conditions as well.
Original Design Capacity:	Unknown
2009-2010 Enrollment:	K-5 – 445
Agreed Upon Enrollment:	K-5 – 520, plus an allowance of two pre-kindergarten spaces
Enrollment Specifics:	A mutually agreed upon design enrollment of 520 students serving grades K-5. Space allowance for pre-kindergarten programming is not included within the design enrollment recommendation. However, the MSBA has agreed to an allowance of 2 Pre-kindergarten spaces.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	July 28, 2010
Project Scope & Budget Authorization:	District is targeting November 17, 2010

<b>Consultants</b>	
Owner's Project Manager:	STV
Designer:	Lamoureux Pagano Associates

### **Discussion**

The Regional School District considered student reassignment within the District, 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 and do not address the District's needs. The District considered several other sites for potential school construction but because these other sites lacked the necessary utility infrastructure, including water, sewer, and electricity, the District concluded that the existing site represents the best location for the proposed project.

The Regional School District, in conjunction with its Designer, initially considered six conceptual options, including two addition/renovation options, three new options, and one 'no-build' option. Initially these options were compared and evaluated to determine which options best met the community, educational, design (building and site), facilities, environmental and fiscal goals. Based on the preliminary evaluation, in addition to reviewing a No-Build Option, the District advanced only two options: Addition/Renovation Option 2 and New Construction Option 1, for further development, additional evaluation, and cost comparison.

Based upon the estimated costs and evaluation summarized in Table 1 below, the Regional School 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 R. Briggs Elementary School that serves grades K-5 with a new elementary school serving grades PreK-5. The District has selected New Construction Option 1, a new two-story elementary school as its preferred option to proceed into schematic design.

**Table 1 – Summary of Preliminary Design Pricing**

<b>Option (Description)</b>	<b>Enrollment (Grades)</b>	<b>Total Gross SF</b>	<b>SF of Renovated Space (Cost/SF)</b>	<b>SF of New Construction (Cost/SF)</b>	<b>Estimated Total Construction (Cost/SF)</b>
No Build Option (Repairs/ replacement of systems)	445 (K-5)	52,500 sf	52,500 sf (\$275.62/sf)	n/a	\$13,381,374 (\$275.62/sf)
<b>*New Construction Option 1</b>	<b>520 (Pk-5)</b>	<b>85,415 sf</b>	<b>n/a</b>	<b>85,415 (\$287.07/sf)</b>	<b>\$24,519,849 (\$287.07/sf)</b>
Add/Reno Option 2	520 (Pk-5)	85,415 sf	34,400 sf (\$341.59/sf)	51,015 sf (\$252.55/sf)	\$24,634,582 (\$288.41/sf)

*\*District's Preferred Option*

The District considered and analyzed the costs associated with keeping the existing facility at its current size and configuration as a “No-Build Option,” but the size and condition of the existing facility do not provide adequate space or flexibility for the District’s program. It, therefore, was not considered a feasible or cost-efficient solution to meeting the District’s educational needs.

Although both the New Construction and Addition/Renovation options provide the programmatic spaces necessary to accommodate the agreed upon design enrollment, the Addition/Renovation Option requires a substantial addition and includes significant structural reinforcing, continued use of undersized classrooms, non-centralized core facilities, extended construction duration, phasing issues, lack of swing space, continued maintenance of a 40-year-old facility, and total replacement of all systems, all for about the same price as new construction.

*New Construction ‘Option 1’* proposes the construction of a new facility on the existing Briggs site, immediately south east of the existing facility. The existing facility will remain occupied during construction which eliminates the need for temporary structures for students. The New Construction Option provides needed space to accommodate the District’s full educational program, allows for shorter construction duration, integrates the most-advanced building and technology systems, satisfies all current code requirements, includes a high-level of sustainable design features, and lowers the operating cost.

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 Ashburnham-Westminster Regional School District in accordance with MSBA guidelines.

On June 23, 2010, the Ashburnham-Westminster Regional School District and its Designer presented their proposed project to the MSBA Facilities Assessment Subcommittee. Based upon this meeting, the District was asked to further review the site circulation for conditions as it relates to the playing field locations and safety of the students. The District and its Designer agreed to review additional site configuration options and have provided a memorandum summarizing the District’s reasons to continue with the proposed site configuration.

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 reached a mutual agreement with the District of a design enrollment of 520 students for the new facility serving grades K-5, plus an allowance of 2 Pre-kindergarten spaces.
- 3) MSBA reviewed the feasibility study and subsequent supplementary 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.

Based on the review outlined above, staff recommends that the Ashburnham-Westminster Regional School District be approved to proceed into schematic design to replace the existing Briggs Elementary School with a new facility serving grades PK-5 on the existing site.

# MSBA Preliminary Reimbursement Rate Summary

Ashburnham-Westminster ▾

<u>MSBA Reimbursement Rate Calculation</u>	
Base Points	31.00
Income Factor	6.32
Property Wealth Factor	16.21
Poverty Factor	-
Racial Desegregation Plan Approved prior to 6/30/2000	-
<i>Subtotal: Reimbursement Rate Before Incentives</i>	53.53
<b><u>Incentive Points *</u></b>	
Maintenance (0-2)	-
CM @ Risk (0-1)	-
Newly Formed Regional District (0-6)	-
Major Reconstruction or Reno/Reuse (0-5)	-
Overlay Zoning 40R & 40S (0-1)	-
Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures (0-0.5)	-
Energy Efficiency - "Green Schools" (0-2)	-
Model Schools (5)	-
<b>Total Incentive Points</b>	-
<b>Additional Points Necessary for 40% Minimum</b>	-
<b>MSBA Reimbursement Rate</b>	<b>53.53%</b>

\* Incentive Points will be added to District's reimbursement rate before 40% minimum is applied.