

District: Hopkinton
 School Name: Center Elementary School
 Recommended Category: Preferred Schematic
 Date: July 28, 2010

Recommendation

That the Executive Director be authorized to approve the Town of Hopkinton, as part of its Invitation for Feasibility Study, to proceed into schematic design for the construction of a new school. MSBA staff has reviewed the feasibility study and as part of the District’s restructuring to neighborhood K-5 elementary schools, accepts the District’s preferred solution to replace the existing Center Elementary School with a new PreK – 5 facility at the Fruit Street site.

District Information	
District Name:	Town of Hopkinton
Elementary Schools:	3 – (Center K-1, Elmwood 2-3, Hopkins 4-5)
Middle Schools:	1 – (Hopkinton Middle)
High Schools:	1 – (Hopkinton High)
Priority School Name:	Center Elementary School
Type of School:	Elementary
Grades Served:	Current K-1 Preferred Option PreK-5
Year Opened:	1928
Total Square Footage:	52,000
Additions:	1950, 1986
Acreage of Site:	11.7 but only 4.5 acres is useable for school development
Building Issues:	The existing school does not meet the enrollment needs and the aging facility does not support the District’s educational program. Deficiencies include: - The envelope systems and finishes are at the end of their useful life. - The Special Educational program shares one classroom with 5 educators, 3 assistants and 1 secretary. - The current facility has ADA / handicapped accessibility deficiencies. - The existing cafeteria floods in major rain storms and does not function as a multi-purpose room. - Any repairs or improvements affecting the exterior of the building will require Hopkinton Historical Commission approval due to the fact that the site falls within the Hopkinton Downtown Historical District.
Original Design Capacity:	Unknown
2009-2010 Enrollment:	473
Agreed Upon Enrollment:	District wide K-5: 1,485; K-5 Center: 455; K-1 Center: 480

District Information	
Enrollment Specifics:	The District and the MSBA mutually agreed to a district-wide K-5 enrollment of 1,485 and also agreed to consider options that include grade reconfiguration of all existing elementary schools into neighborhood K-5 schools. The District's analysis demonstrated that the capacity of the Elmwood and Hopkins Elementary Schools as K-5 schools totals 945, therefore the remaining K-5 population to be served by the proposed Center Elementary School is 540 students, which includes an additional 95 students to address the lack of capacity at the Elmwood and Hopkins Elementary Schools.

MSBA Board Votes	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	July 28, 2010
Project Scope & Budget Authorization:	The District is currently targeting January 2011.

Consultants	
Owner's Project Manager:	Brian Main, Town Employee
Designer:	Design Partnership of Cambridge

Discussion

The District currently has three elementary schools: Center Elementary School, Grades K to 1; Elmwood Elementary School, Grades 2 to 3; and, Hopkins Elementary School, Grades 4 to 5. The District's School Committee strongly supports grade restructuring throughout the District to neighborhood K-5 elementary schools. The District and its Designer initially considered 15 options that included several addition/renovation options and several new construction options to evaluate district-wide issues with the elementary educational system. As part of the study, the District evaluated the condition, programming, and capacity of all three existing elementary schools to determine the work that would be required at each facility to convert it to a K-5 neighborhood school. The preliminary options were compared and evaluated to determine which best met the overall community, educational, building, site, facilities operations, environmental, and fiscal goals established by the School Building Committee and its Designer. Based on the preliminary evaluation, the District advanced four options, two addition/renovation options and two new construction options, for further development and 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 Center School serving grades K-1 with a new elementary school serving grades K-5 including Pre K. The District has selected Option E4, a new three-story elementary school as its preferred option to proceed into schematic design.

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 B1 Add/Reno of Center School as district-wide PreK-1	480 (K-1)	89,280	47,000 (\$245.23)	42,280 (\$412.11)	\$28,949,848 (\$324.26)
Option C1 Add/Reno of Center School as grade 1-5 neighborhood school plus district-wide PreK-K	572 (K-5)	103,650	47,000 (\$245.23)	56,650 (\$398.83)	\$34,119,756 (\$329.18)
Option C2 New School at the Center School site for a grade K-5 neighborhood school plus district-wide PreK	540 (K-5)	94,481	N/A	94,481 (\$323.56)	\$30,570,595 (\$323.56)
*Option E4 <i>New neighborhood K-5 school plus PreK Center at the Fruit Street site</i>	540 (K-5)	92,820	N/A	92,820 (\$322.97)	\$29,978,222 (\$322.97)

**District's Preferred Option*

Although both addition/ renovation options (B1 and C1) would provide the District with the required programmatic spaces, both of these options would result in awkward facility organization and circulation, fail to improve site circulation and parking, exacerbate an already unacceptable traffic problem at the Hopkinton common, and require complex and disruptive construction phasing. Further, although Option B1 is estimated to cost about 3.5 % less than Option E4, the District's preferred option, it does not support the District's primary objective of a K-5 neighborhood elementary school configuration. Because Options C1 and C2 are not as cost effective, the District selected Option E4 as its preferred option. Option E4 creates neighborhood K-5 schools and locates centralized PreK facilities at the new school on the Fruit Street site.

New Construction 'Option E4' proposes the construction of a new K-5 facility on the Fruit Street site. The existing facility will remain occupied during construction which eliminates the need for temporary structures for students. This new construction option on the Fruit Street site also provides needed space to accommodate the District's full educational program and proposed grade reconfiguration, eliminates significant traffic congestion at the Hopkinton common, integrates the most-advanced building and technology systems, satisfies all current code requirements, includes a high-level of sustainable design features, and frees up the existing facility for use by the Town.

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 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 Hopkinton in accordance with MSBA guidelines.

On July 14, 2010, the Town of Hopkinton and its Designer presented the proposed project to the MSBA Facilities Assessment Subcommittee. At this meeting, the District was informed that the MSBA would not participate in the addition/renovation projects needed at the Elmwood and Hopkins Schools, and as the proposed project is at a new site, the District was reminded of the MSBA's sitework policy of reimbursing only for eligible site costs that do not exceed 8% of the building costs. In addition, the District and its Designer were asked:

- to provide a written explanation regarding the Fruit Street site investigations done to date, the positioning of the proposed new building on the site, and how the Designer anticipates addressing potential compaction and groundwater issues during design to prevent long-term building issues;
- to review the proposed concept layout regarding the concerns raised over the current location of the 5th grade classroom wing and the distance from the core spaces, as well as potential improvements to the overall circulation of the proposed facility;
- to consider if there are any advantages to spreading the Pre-K students over the three elementary schools rather than locating all of the PreK students at the proposed new elementary school;
- to provide an explanation of the decision to locate the proposed project on Tract 7 of the overall parcel of land;
- to present at an FAS meeting in Fall of 2010, prior to submitting for a Project Scope and Budget Agreement, revisions to the proposed project which address all of the above concerns.

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 district-wide K-5 population for planning purposes of 1,485 students and concurs with the District's capacity analysis of the Elmwood and Hopkins Elementary Schools (as K-5 schools) which concludes that a design enrollment of 540 students is needed for the Center School.
- 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.

- 6) The MSBA will not participate in any construction projects at the Elmwood and Hopkins schools needed to support the District's proposed grade reconfiguration. The District has stated that the limited renovation/additions that would be required at the Elmwood and Hopkins schools could be completed for a total of no more than \$5 million. Although the MSBA will not be able to participate in either of these projects, the proposed new facility includes 95 additional students as part of the proposed preferred schematic for a new Center Elementary School at Fruit Street which serves to minimize the needed renovation/additions at the other schools.
- 7) MSBA staff is working with the District and will establish a mutually agreeable project schedule prior to extending the District's Feasibility Study Agreement with the MSBA, which expires in August 2010.
- 8) The Designer has been requested to provide the estimated costs associated with the selected site and its need for utility connections, cut and fill related to the site's topography, etc., which may result in higher costs than seen in other projects, and the District has acknowledged that the sitework costs will be subject to the MSBA's sitework policy of reimbursing only for eligible site costs that do not exceed 8% of the building costs.
- 9) The MSBA has requested that the District meet with the Facilities Assessment Subcommittee again in September if space allows, but no later than October, to discuss developments in the building layout, floor plans, and location on the new site to address the issues raised at the July 14, 2010 Facilities Assessment Subcommittee Meeting.

Based on the review and subject to the conditions outlined above, staff recommends that the Town of Hopkinton be approved to proceed into schematic design to replace the existing grade K-1 Center Elementary School with a new grade K-5 school, with all district Pre-K, at the Fruit Street site.

MSBA Preliminary Reimbursement Rate Summary

Hopkinton

<u>MSBA Reimbursement Rate Calculation</u>	
Base Points	31.00
Income Factor	-
Property Wealth Factor	7.37
Poverty Factor	-
Racial Desegregation Plan Approved prior to 6/30/2000	-
<i>Subtotal: Reimbursement Rate Before Incentives</i>	38.37
<u>Incentive Points *</u>	
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)	-
Total Incentive Points	-
Additional Points Necessary for 40% Minimum	1.63
MSBA Reimbursement Rate	40.00%

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