

District: Town of Stoneham  
 School Name: Stoneham Middle School  
 Recommended Category: Preferred Schematic  
 Date: September 21, 2011

## Recommendation

That the Executive Director be authorized to approve the Town of Stoneham, as part of its Invitation to Feasibility Study, to proceed into schematic design to replace the existing Middle School with an addition and renovations to the existing Central Elementary School that is located on the same site, to serve grades 5-8. The proposed project includes the re-districting of grades Pre-K through 4, currently housed at the Central Elementary School, and demolition of the existing Middle School. MSBA staff have reviewed the Feasibility Study and accept the District's preferred solution for an addition/renovation at the Central Elementary School to serve grades 5-8.

<b>District Information</b>	
District Name	Town of Stoneham
Elementary School(s)	Central Elementary School (K-5) Colonial Park Elementary School (PK-5) South Elementary School (PK-5) Robin Hood Elementary School (K-5)
Middle School(s)	Stoneham Middle School (6-8)
High School(s)	Stoneham High School (9-12)
Priority School Name	Stoneham Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1954
Total Square Footage	115,980
Additions	1963 classroom and locker room addition
Acreage of Site	9 acres
Building Issues	The District noted deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Accessibility</li> <li>- Inadequate parking for both staff and service vehicles</li> </ul> <p>In addition to the physical plant issues, the District reported that the facility does not provide an environment that is conducive to delivering educational services to students.</p>
Original Design Capacity	Approximately 711
2010-2011 Enrollment	585 (6-8 grade configuration)
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> <li>- Grades 5-8: 775 students (Preferred Solution)</li> <li>- Grades 7-8: 385 students</li> <li>- Grades 6-12: 1,295 students</li> </ul>
Enrollment Specifics	Contingent upon the Board's approval of the preferred solution, the District will sign a Design Enrollment Certification for 775 students in grades 5-8.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	September 30, 2009
Re-categorization to Feasibility Study	June 8, 2011
Preferred Schematic Authorization	September 28, 2011
Project Scope and Budget Authorization	District is targeting Board authorization in January, 2012.
Reimbursement Rate Before Incentives	50.58%

<b>Consultants</b>	
Owner's Project Manager	Joslin, Lesser + Associates, Inc.
Designer	Tappe Associates, Inc.

## **Discussion**

The existing Stoneham Middle School, the District's prioritized Statement of Interest, is a 115,980 square-foot facility built in 1994 on a constrained urban site. The District has identified concerns with mechanical system deficiencies that result in an energy-inefficient facility not conducive to delivering educational services to students. On September 30, 2009, the MSBA Board of Directors voted to invite the Stoneham Middle School into a Feasibility Study for a potential repair.

On June 23, 2010, MSBA staff visited Stoneham's nine schools to perform a capacity analysis. Based on this visit and discussions with the District, MSBA staff required the selected OPM to conduct a Pre-Feasibility Study to determine the extent of potential excess capacity within the District and to perform a preliminary investigation of potential options that would increase utilization of the District's existing facilities.

The Pre-Feasibility Study, dated January 14, 2011, evaluated capacity at each facility and concluded that the elementary schools in Stoneham have excess capacity, although not enough to eliminate a facility. Various grade reconfigurations were considered that would allow for more efficient use of existing elementary school facilities. The Pre-Feasibility Study reviewed eight options and considered three potential grade configurations, 5-8, 6-8, and 7-8. The District and its consultants recommended that the Designer further study two options:

- Option 3B: an addition and renovation project at the existing Central Elementary School to create a new middle school serving grades 5-8, which, through re-districting, the PK-4 population that is currently housed at the Central Elementary School would be distributed among the District's other elementary schools, thereby increasing utilization of the existing elementary school capacity; and
- Option 4, the construction of a new middle school facility adjacent to the high school or additions to the existing high school serving grades 6-8.

On June 8, 2011, based on the Pre-Feasibility Study noted above, the MSBA Board of Directors re-classified the Statement of Interest and invited the Town of Stoneham to collaborate with the MSBA to conduct a Feasibility Study at Stoneham Middle School. On September 14, 2011, the District presented these two options to the MSBA Facilities Assessment Subcommittee (“FAS”), in addition to a third option developed by the Design team:

- Option 2, a new grade 6-8 Middle School at the Central School site.

Based upon the estimated costs and evaluation summarized in Table 1, the District and its Designer determined that the most cost effective solution that meets the District’s educational needs and priorities is Option 3B.

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

Option (Description)	Total Gross SF	Square Feet of Renovated Space (cost*/sf)	Square Feet of New* Construction (cost*/sf)	Site, Building takedown, Haz Mat. Cost*	Estimated Total Construction (cost*/sf)	Estimated Project Costs
Option 2 (new grade 6-8 Middle School at the Central Elementary School site)	104,000	0 N/A	104,000 (\$291/sf)	\$ 5,240,863	\$35,541,263 (\$342/sf)	\$44, 273,326
<b>Option 3B** (grade 5-8 Middle School addition/renovation to the Central Elementary School)</b>	<b>136,573</b>	<b>56,858</b> <b>(\$31/sf)</b>	<b>79,715</b> <b>(\$291/sf)</b>	<b>\$ 5,245,657</b>	<b>\$30,239,475</b> <b>(\$221/sf)</b>	<b>\$38,707,049</b>
Option 4 (grade 6-8 Middle School addition to the High School)	113,800	9,800 (\$211/sf)	104,000 (\$291/sf)	\$ 5,275,474	\$37,645,634 (\$331/sf)	\$46,482,916

\* Marked up construction costs

\*\* **District’s Preferred Option**

The District has selected an addition and renovation project at the existing Central School to create a middle school serving grades 5-8, as the preferred solution to proceed into schematic design. The District believes that Option 3B best meets the needs of the District’s educational program; will produce an energy-efficient facility that addresses the deficiencies identified in the Statement of Interest; and, supports the Town’s overall educational program through increased utilization of existing elementary school facilities.

The District requested that the MSBA consider the addition portion of this project separately from the existing Central School, as a new building, in its assessment of sustainable design incentive reimbursement points. MSBA staff consider this project to be an addition and renovation project because it will result in a single connected facility, and staff will evaluate the project accordingly in determining applicable incentive points upon receipt of the schematic design submittal. MSBA staff also understand that because of the limited renovation being proposed for the existing facility, complying with the base level of sustainability or achieving the added sustainable design incentive reimbursement for the entire facility may not be feasible or cost effective. The addition or new construction portion of the project must conform to the base level of sustainability in accordance with MSBA guidelines, and it is up to the District and its design team to determine the appropriate level of additional sustainable design features that will be incorporated into the renovation portion of the project.

MSBA staff 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 Stoneham in accordance with MSBA guidelines. After review, MSBA staff accept the Designer's Feasibility Study submission that identifies the options that have been explored on behalf of the District and the preferred solution selected by the District.

MSBA staff reviewed the conclusions of the Feasibility Study, all subsequent submittals, and the enrollment data with the District and found:

- 1) All initial paperwork required has been processed, including an executed Initial Compliance Certification, 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 for a design enrollment of 775 students for the Stoneham Middle School to serve grades 5-8. Upon receipt of the MSBA Board of Director's approval to proceed into schematic design of its preferred solution, the District will sign a Design Enrollment Certification.
- 3) MSBA reviewed the Feasibility Study and subsequent material and finds that the options investigated in the Pre-Feasibility Study and Feasibility Study were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred solution is reasonable and cost effective and meets the needs identified by the District.
- 4) An operational budget for educational objectives and a capital budget have been submitted to the MSBA for review.
- 5) The District's schematic design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the schematic design submittal prior to a Project Scope and Budget Agreement.

Based on the review outlined above, staff recommend that the Town of Stoneham be approved to proceed into schematic design to replace the existing Middle School with an addition and

renovations to the existing Central Elementary School, which will serve grades 5-8 and be located on the same site.