

District: City of Peabody  
 School Name: J. Henry Higgins Middle School  
 Recommended Category: Preferred Schematic  
 Date: September 26, 2012

### Recommendation

That the Executive Director be authorized to approve the City of Peabody to proceed into schematic design utilizing the District's original preferred solution to replace the existing J. Henry Higgins Middle School with the construction of a new school on the existing site.

<b>District Information</b>	
District Name	City of Peabody
Elementary School(s)	John E. McCarthy Memorial School (PK-5) South Memorial School (PK-5) William A. Welch, Sr. Elementary School (PK-5) Captain Samuel Brown Elementary School (K-5) Center Elementary School (K-5) John E. Burke Elementary School (K-5) Thomas Carroll Elementary School (K-5) West Memorial Elementary School (K-5)
Middle School(s)	J. Henry Higgins Middle School (6-8)
High School(s)	Peabody Veterans Memorial High School (9-12)
Priority School Name	J. Henry Higgins Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1972
Total Square Footage	147,333
Additions	N/A
Acreeage of Site	44 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Structural integrity</li> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Envelope</li> <li>- Windows</li> <li>- Roof</li> <li>- Accessibility</li> </ul> In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program and overcrowding.
Original Design Capacity	Unknown
2011-2012 Enrollment	1,360
Agreed Upon Enrollment	1,340
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,340 students serving grades 6-8.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study for Repair	August 8, 2008
Invitation to Feasibility Study (re-categorization)	March 30, 2011
Preferred Schematic Authorization	On October 3, 2012 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization in January, 2013
Reimbursement Rate Before Incentives	53.32%

<b>Consultants</b>	
Owner's Project Manager	Daedalus Projects, Inc.
Designer	DiNisco Design Partnership

## **Discussion**

On July 25, 2012, the MSBA Board of Directors accepted the District's preferred solution to replace the existing J. Henry Higgins Middle School with the construction of a new school on the existing site. As part of this approval, the Board of Directors authorized the Executive Director to review and evaluate whether a Model School might be appropriate.

MSBA staff, in conjunction with an independent architectural consultant, examined the available Model Schools as they relate to the specific needs of the District. The existing Model Schools, all of which are high school facilities, were evaluated for capacity, educational program conformance, ability to fit the site, and level of adaptation that would be required to meet the District's educational plan. In all cases, it was determined that major design and building adaptations would be required to meet the District's educational plan and additional site work above that required for a custom-designed new school would be needed. As a result of this detailed evaluation, MSBA staff concluded that a Model School would be less cost-effective and educationally appropriate than an original design developed to specifically address the District's educational goals and unique site constraints.

The MSBA looks forward to working with the District and its consultants to develop a schematic design that best serves the needs of a middle school program, especially one for 1,340 students. At the MSBA Facilities Assessment Subcommittee ("FAS") on June 27, 2012, members of the FAS raised a number of concerns regarding the original conceptual layout, including site limitations, the usage and size of the proposed courtyard, and the connection of hallways, with emphasis on the overall efficiency of the building. In addition to having the District address these issues, the MSBA will collaborate with the District and its consultants early in the schematic design phase to develop a building that is appropriate for a large middle school population and that will enhance the specific educational delivery method proposed by the District.

Based on the review outlined above, staff recommends that the City of Peabody be approved to proceed into schematic design utilizing the District's original preferred solution to replace the existing J. Henry Higgins Middle School with the construction of a new facility on the existing site.