

District: Whitman-Hanson Regional School District
 School Name: Maquan Elementary School
 Recommended Category: Preferred Schematic
 Date: September 26, 2012

Recommendation

That the Executive Director be authorized to approve the Whitman-Hanson Regional School District to replace the existing Maquan and Indian Head Elementary School facilities with a new PK-5 Elementary School on the Indian Head site. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution to replace the existing Maquan and Indian Head Elementary School facilities with a new PK-5 Elementary School on the Indian Head site. Staff also recommends that the Executive Director be authorized to review and evaluate whether a Model School might be appropriate for the replacement of the Maquan and Indian Head Elementary Schools, prior to authorizing the Whitman-Hanson Regional School District to proceed into schematic design.

District Information	
District Name	Whitman-Hanson Regional School District
Elementary School(s)	Indian Head Elementary School (3-5) John H. Duval, Jr. Elementary School (K-5) Louise A. Conley Elementary School (PK-5) Maquan Elementary School (PK-2)
Middle School(s)	Hanson Middle School (6-8) Whitman Middle School (6-8)
High School(s)	Whitman-Hanson Regional High School (9-12)
Priority School Name	Maquan Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1968
Total Square Footage	75,000
Additions	1989: rear classroom wing
Acreage of Site	17.8 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical, electrical, and plumbing systems - Envelope - Windows - Roof - Accessibility
Original Design Capacity	Unknown
2011-2012 Enrollment	438
Agreed Upon Enrollment	Enrollment 800 (PK-5) (<i>preferred solution</i>) Enrollment 395 (PK-2)
Enrollment Specifics	Contingent upon the Board’s approval of the preferred solution, the District will sign a Design Enrollment Certification for 800 students for a project that will serve grades PK-5.

MSBA Board Votes	
Invitation to Feasibility Study	March 25, 2009
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	56.26%

Consultants	
Owner's Project Manager	Knight, Bagge & Anderson, Inc.
Designer	Turowski2 Architecture, Inc.

Discussion

As part of the Feasibility Study, the MSBA agreed that the District could explore options that included consolidation of the District's PK-5 student population. The MSBA and the District agreed on two study design enrollments: 395 students for grades PK-2 and 800 students for grades PK-5. The study included the evaluation of the District's two existing elementary schools, the Maquan Elementary School and the Indian Head Elementary School, located on opposite sides of School Street within the Town of Hanson.

The existing Maquan Elementary School serves grades PK-2 in a 75,000 square-foot structure located on a 17.8-acre site. The original school building opened in 1968, and a two-story addition to the classroom wing was completed in 1989. The District identified numerous deficiencies in the Statement of Interest. Although the original HVAC systems appear to have been adequately maintained, the systems have exceeded their maximum estimated service life and are in need of replacement. The existing electrical system is mostly original, is inadequate in capacity and voltage, and is in immediate need of replacement. Exterior walls are non-insulated and windows are original to the existing construction.

The existing Indian Head Elementary School serves grades 3-5 in a 70,000 square-foot structure located on a 12.8-acre site. The Indian Head Elementary School was built in several phases, beginning with the original 1951 structure and followed by additions in 1961, 1979, 1988, and 1999. Although the 1999 renovation addressed many issues to accommodate the District's then reconfigured grade structure, several issues remain that would need to be addressed in a renovation project.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied eight preliminary options that included one base repair option, three addition/renovation options, and four new construction options, as follows:

Option	Description of Preliminary Options
1	No-build baseline repair of existing Maquan ES (PK-2)

2	Addition/renovation of existing Maquan ES with limited or no demolition (PK-2)
3	Addition/renovation of existing Maquan ES with partial demolition (PK-2)
4a	New construction at Maquan site (scheme #1) (PK-2)
4b	New construction at Maquan site (scheme #2) (PK-2)
5	Addition/renovation of existing Indian Head ES (PK-5)
6a	New construction at Indian Head site (PK-5)
6b	New construction at Maquan site (PK-5)

The no-build baseline repair, Option 1, was not considered a viable option because it does not address all of the issues associated with the existing building and educational program. The addition/renovation of the existing Maquan Elementary School, Options 2 and 3, were not considered for further evaluation because the District’s desired programmatic goals could not be achieved due to building constraints. In addition, preliminary pricing of Options 2 and 3 were similar to the estimated cost of new construction options. The District’s Feasibility Study also indicates that significant structural upgrades would be required in a comprehensive renovation of the existing Maquan.

Based on the preliminary evaluation of options and discussion with MSBA staff, the District and its consultants advanced five options for further development and consideration in the final evaluation of options as presented in the table below.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	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 Total Project Costs
Option 4a: New PK-2 Maquan Site	90,050	N/A	90,050 sf \$291/sf	\$4,304,812	\$30,515,665 \$338/sf	\$38,144,581 \$424/sf
Option 4b: New PK-2 Maquan Site	90,050	N/A	90,050 sf \$298/sf	\$4,353,552	\$31,201,959 \$343/sf	\$39,002,449 \$433/sf
Option 5: Add/Reno Indian Head School	137,274	36,996 sf \$194/sf	100,278 sf \$301/sf	\$6,459,927	\$43,841,800 \$319/sf	\$54,802,250 \$399/sf
Option 6a: New PK-5 Indian Head Site***	129,859	N/A	129,859 sf \$279/sf	\$6,370,124	\$42,594,292 \$328/sf	\$53,242,865 \$410/sf
Option 6b: New PK-5 Maquan Site	129,859	N/A	129,859 sf \$281/sf	\$6,476,508	\$43,017,532 \$331/sf	\$53,771,915 \$414/sf

* Marked-up construction costs

** Does not include construction contingency

***District’s preferred option

The District has selected Option 6a, new construction of a PK-5 facility on the Indian Head site, as the preferred solution to proceed into schematic design. The District selected its preferred option based on its strong desire to create a consolidated PK-5 facility. The District has indicated that the proposed PK-5 facility will ensure smooth transitions and a continuum of curriculum and instruction and promote operational efficiencies by providing services in a single building. The preferred option also allows for grades to be clustered, providing opportunities for staff to work in vertical teams to improve student achievement. The District also has indicated that the proposed PK-5 facility will be a more efficient building, with approximately 7,000 square feet less than an addition/renovation option, and the selection of the Indian Head site will not disturb the existing state forest adjacent to the Maquan building. In addition, the District's preferred option helps support the District's desired educational program at a lower estimated cost than Options 5 and 6b.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on August 29, 2012. At that meeting, members of the FAS raised a number of concerns regarding the proposed conceptual layout, including the apparent narrow width of the corridor in the Early Education wing, the potential for the circulation areas within the building to be creatively designed to offer opportunities for break-out areas or small group spaces throughout the building, handicap access to the second floor, improved location of outdoor play areas, and the length of student travel from interior spaces to the proposed outdoor play areas.

MSBA has informed the District, and the District has acknowledged, that, pursuant to statute and the MSBA's regulations, demolition of the Indian Head Elementary School may result in the recovery of a portion of state funds previously paid to the District for the renovation of the Indian Head Elementary School completed in 1999.

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 study enrollment information.
- 2) MSBA previously completed a study enrollment projection and reached a mutual agreement with the District for a design enrollment of 395 students for a PK-2 facility or 800 students for a PK-5 facility. Based on the District's preferred solution, the District will be required to execute a final design enrollment certification indicating acceptance of an 800-student enrollment serving grades PK-5. A design enrollment certification will be provided by the MSBA for District signature.
- 3) MSBA reviewed the Feasibility Study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken was appropriate, and the District's preferred solution is reasonable and cost-effective and meets the needs identified by the District.
- 4) The District has submitted an operational budget for educational objectives and a capital budget for MSBA review.
- 5) As part of the ongoing dialogue with the design team and throughout the Schematic Design phase, the MSBA will continue to work with the District to address the concerns of the

Facilities Assessment Subcommittee, as outlined above, and the review comments of the MSBA, as summarized the MSBA's letter to the District dated August 28, 2012.

- 6) 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.
- 7) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, with the exception of variations previously agreed to by the MSBA associated with core academic spaces. It should be noted that the MSBA continues to evaluate and obtain information from the District that is necessary to consider a gymnasium square footage beyond the MSBA guidelines. All proposed spaces will be reviewed and evaluated early in the schematic design phase.
- 8) Prior to executing a Project Scope and Budget Agreement, the MSBA will determine the final amount of funds to be recovered in connection with the proposed demolition of the existing Indian Head Elementary School.
- 9) Upon completion of the MSBA's evaluation of whether a Model School might be appropriate for the replacement of the existing Maquan and Indian Head Elementary Schools, an additional vote by the MSBA Board of Directors would be required to authorize the District to proceed into schematic design.

Based on the review outlined above, staff recommends that the Whitman-Hanson Regional School District be approved to replace the existing Maquan and Indian Head Elementary School facilities with a new PK-5 elementary school on the Indian Head site. Staff also recommends that the Executive Director be authorized to review and evaluate whether a Model School might be appropriate for the replacement of the Maquan and Indian Head Elementary Schools, prior to authorizing the Whitman-Hanson Regional School District to proceed into schematic design.