

District: Whitman-Hanson Regional School District
 School Name: Maquan Elementary School
 Recommended Category: Preferred Schematic
 Date: November 7, 2012

Recommendation

That the Executive Director be authorized to approve the Whitman-Hanson Regional School District to proceed into schematic design for the replacement of the existing Maquan and Indian Head Elementary School facilities with a new PK-5 Elementary School on the Indian Head site.

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
Acceptance of Preferred Solution	October 3, 2012

Preferred Schematic Authorization	On November 14, 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

On October 3, 2012, the MSBA Board of Directors accepted 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. 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 capacity of the MSBA's nine Model Elementary Schools to determine whether any of these models were within 20% of the District's design enrollment. This analysis determined that only one Model Elementary School was within 20% of the relatively large enrollment for the proposed project. To provide a more thorough review for the District's proposed project, the MSBA also considered the next largest Model Elementary School for further analysis, given its proximity to the range limit.

Both Model Schools were evaluated to determine the level of adaptation to the educational programs that would be required to meet the District's educational plan. An analysis of the District's site was then conducted to evaluate the site's ability to accommodate each of the Model Schools. As a result of this evaluation and analysis, the MSBA determined that one of the Model Elementary Schools would require major adaptations to the design in order to accommodate the District's educational program and moderate modifications to the site. The other Model Elementary School, which was not within 20% of the design enrollment, would require moderate adaptations to the design and minor modifications to the site. Because these Model Elementary Schools would require moderate or major design adaptations to meet the District's educational program, neither is likely to provide the District with the benefits of the Model School Program; therefore, an originally-designed school is the more appropriate solution to address the District's design enrollment, educational program, and project site.

The MSBA looks forward to working with the District and its consultants to develop a schematic design that serves the needs of the District's elementary school program, in a facility designed for 800 students and the District-wide Early Childhood Center. At the MSBA Facilities Assessment Subcommittee ("FAS") meeting on June 27, 2012, members of the FAS inquired about the District's proposed conceptual layout with respect to the apparent narrow width of the corridor in the early education wing, handicap access to the second floor, the possibility of improved location of outdoor play areas, distances between the classrooms and the proposed outdoor play areas, and the need to develop a more grade-appropriate configuration and layout. In addition, the FAS noted that demolition of the Indian Head Elementary School will result in the MSBA recovering a

portion of state funds previously paid to the District for the renovation project at the Indian Head Elementary School completed in 1999.

Based on the review outlined above, staff recommends that the Whitman-Hanson Regional School District be approved to proceed into schematic design for its preferred option of replacing the existing Maquan and Indian Head Elementary School facilities with a new PK-5 Elementary School on the Indian Head site.