

District: Narragansett Regional School District
 School Name: Templeton Center Elementary School
 Recommended Category: Preferred Schematic
 Date: March 18, 2015

Recommendation

That the Executive Director be authorized to extend the term of the Feasibility Study Agreement between the MSBA and the Narragansett Regional School District, as part of its Invitation to Feasibility Study for the Templeton Center Elementary School, by five additional months from June 30, 2015 to November 30, 2015, in order for the District to complete the phases of the grant program through Project Scope and Budget.

District Information	
District Name	Narragansett Regional School District
Elementary School(s)	Phillipston Memorial School (PK-4) Templeton Center Elementary School (K-1) Baldwinville Elementary School (2-4)
Middle School(s)	Narragansett Middle School (5-8)
High School(s)	Narragansett Regional High School (9-12)
Priority School Name	Templeton Center Elementary School
Type of School	Elementary School
Grades Served	K-1
Year Opened	1941
Existing Square Footage	12,450
Additions	N/A
Acreage of Site	3 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Roof - Accessibility <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.</p>
Original Design Capacity	Unknown
2014-2015 Enrollment	1,348
Agreed Upon Enrollment	<p>Study Enrollment includes the following configurations:</p> <ul style="list-style-type: none"> - 480 (K-4) - 580 (K-5)

MSBA Board Votes	
Invitation to Eligibility Period	N/A
Invitation to Feasibility Study	November 28, 2007
Preferred Schematic Authorization	District is targeting Board authorization on July 29, 2015
Project Scope & Budget Authorization	District is targeting Board authorization on November 18, 2015
Feasibility Study Reimbursement Rate (Incentives points are not applicable)	59.84%

Consultants	
Owner's Project Manager	Strategic Building Solutions, LLC
Designer	Symmes Maini & McKee Associates, Inc.

Discussion

The District was originally invited to collaborate on a Feasibility Study with the MSBA in November of 2007. In the spring of 2010, the District began investigating alternative sites for the Templeton Center Elementary School and concluded its search early in the summer of 2012, when the Town of Templeton's Board of Selectman voted to focus on the DCAM controlled Templeton Development Center Property (the Route 202 site). Based on this site, the District generated and submitted a combined Preliminary Design Program and Preferred Schematic Report to the MSBA on August 7, 2014. However, subsequent to that submittal, the District determined that the proposed site was not suitable or cost-effective for constructing a new facility. The District notified the MSBA of its desire to withdraw the August 7, 2014 submittal and re-engaged its search for a suitable site; however, despite an additional Request for Proposal for potential sites, the District was still unable to secure an appropriate site through this effort.

The District has decided to refocus its efforts on working with the existing Templeton Center Elementary School site. Although the site is small, the District and its consultants believe that they can fit a K-5 school on this property, although there will be limited play area and playfields. The Project Team is currently working to develop a combined Preliminary Design Program and Preferred Schematic Report for submission to the MSBA. Based on current understanding, the proposed project is anticipated to include construction of a new school on the existing site that will be designed to serve students in grades Pre-K through 5, the District's preferred grade configuration.

At the March 11, 2015 Facilities Assessment Subcommittee ("FAS"), the District presented a summary of their efforts to date, the current outlook and commitment of the District and its local officials on the proposed project, and the District's timeline to complete the remaining study. Based on the information provided, MSBA staff reviewed the District's request to extend the term of the Feasibility Study, and recommends continuation of collaboration between the Narragansett Regional School District and the MSBA, in accordance with the following:

- 1) The District and its consultants complete and submit an updated combined Preliminary Design and Preferred Schematic Report to the MSBA by June 11, 2015 for consideration by the MSBA Board of Directors at its scheduled July 29, 2015 Board meeting.

- 2) The District and its consultants complete and submit a Schematic Design Submittal to the MSBA by October 1, 2015 for consideration by the MSBA Board of Directors at its scheduled November 18, 2015 Board meeting.
- 3) The District has stated its commitment to completing the study within the period defined above and understands that the MSBA will not consider an extension to the terms of the Feasibility Study beyond November 30, 2015.

Based on the review outlined above, staff recommends that the Executive Director be authorized to extend the term of the Narragansett Regional School District's Feasibility Study Agreement, as part of its Invitation to Feasibility Study, for the Templeton Center Elementary School to November 30, 2015, for the District to complete the phases of the grant program through Project Scope and Budget.