

District: Town of Hopkinton  
 School Name: Center Elementary School  
 Recommended Category: Preferred Schematic  
 Date: May 27, 2015

**Recommendation**

That the Executive Director be authorized to approve the Town of Hopkinton, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing elementary school facility with a new Center Elementary School on the Irvine site on Hayden Rowe. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

<b>District Information</b>	
District Name	Town of Hopkinton
Elementary Schools	Hopkinton Integrated Pre-School (PK) Center Elementary School (K-1) Elmwood Elementary School (2-3) Hopkins Elementary School (4-5)
Middle School	Hopkinton Middle School (6-8)
High School	Hopkinton High School (9-12)
Priority School Name	Center Elementary School
Type of School	Elementary School
Grades Served	K-1
Year Opened	1928
Existing Square Footage	52,000
Additions	1954: classroom addition 1986: classroom and gymnasium addition
Acreage of Site	11.7 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Windows</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 as well as existing overcrowding.
Original Design Capacity	Unknown
2014-2015 Enrollment	443
Agreed Upon Enrollment	395
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 395 students for grades K-1, for a project that will serve grades PK-1.

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	November 20, 2013
Invitation to Feasibility Study	March 26, 2014

Amendment to Feasibility Study Agreement	March 25, 2015
Preferred Schematic Authorization	On June 3, 2015 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on September 30, 2015
Feasibility Study Reimbursement Rate ( <i>Incentives points are not applicable</i> )	39.84%

<b>Consultants</b>	
Owner's Project Manager	Compass Project Management, Inc.
Designer	Drummeay Rosane Anderson, Inc.

## Discussion

The existing Center Elementary School is comprised of an original building and two additions. The original building was constructed in 1928 and is listed in the Hopkinton Center Historic District. The first addition was built in 1954 and houses classroom space; the second addition was built in 1986 and includes classrooms and a gymnasium. The total building is approximately 52,000 sf and is located on 11.7 acres. The existing facility currently houses grades K-1.

The District identified numerous deficiencies in the Statement of Interest. The existing facility conditions include: poor energy efficiency; outdated mechanical, electrical, and plumbing systems; non-compliant accessibility conditions; and the presence of hazardous materials. In addition, the existing building does not meet the educational needs of the District, is overcrowded, and the site and building configuration does not allow for future expansion.

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 two addition/renovation configurations and six new construction options. The following is a list of the preliminary alternatives considered:

Option	Description of Preliminary Options
1A	Existing Center School site, addition/renovation
1B	Existing Center School site, major addition/renovation of historic school building
1C	Existing Center School site, new construction/renovation of historic school building
2A	Elmwood site, new construction located in the wooded area
2B	Elmwood site, new construction located in the ball field area
3A	Irvine site, new construction located to the north
3B	Irvine site, new construction located to the south
4A	Todaro site, new construction

The District and design team originally recommended "Options 1C," "3A," and "4A" for further development and evaluation ("Option 1C" includes both a new school on the existing site, demolition of the two existing building additions, and a renovation/re-purpose of the original historic Center School). Because the base repair/code upgrade and two addition/renovation

options studied did not provide sufficient analysis that the District could exclude these alternatives for further consideration, and to be in conformance with MSBA requirements, the District included a code upgrade option and “Option 1A” addition/renovation in its Final Evaluation of Alternatives.

Upon further review, MSBA staff and the District agreed to five final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below.

**Summary of Preliminary Design Pricing for Final Evaluation of Options**

<b>Option (Description)</b>	<b>Total Gross Square Feet</b>	<b>Square Feet of Renovated Space (cost*/sf)</b>	<b>Square Feet of New Construction (cost*/sf)</b>	<b>Site, Building Takedown, Haz Mat. Cost*</b>	<b>Estimated Total Construction ** (cost*/sf)</b>	<b>Estimated Total Project Costs</b>
Option 1: (Base Repair)	50,195	50,195 \$293/sf	N/A	\$6,262,000	\$20,954,000 \$417/sf	\$28,035,000
Option 1A: (Add/Reno)	85,515	50,195 \$273/sf	35,320 \$413/sf	\$7,818,525	\$36,085,000 \$422/sf	\$46,860,000
Option 1C: (New Construction)	83,680	N/A	83,680 \$370/sf	\$7,223,000	\$38,199,000 \$456/sf	\$48,800,000
<b>Option 3A: (New Construction)* **</b>	<b>83,680</b>	<b>N/A</b>	<b>83,680</b> <b>\$353/sf</b>	<b>\$5,151,000</b>	<b>\$34,676,000</b> <b>\$414/sf</b>	<b>\$44,970,000</b>
Option 4A: (New Construction)	84,460	N/A	84,460 \$349/sf	\$6,156,000	\$35,655,000 \$422/sf	\$45,900,000

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\***District’s preferred option**

The District has selected “Option 3A” new construction located to the north of the Irvine site, as the preferred solution to proceed into Schematic Design. The District selected “Option 3A” as its preferred alternative because it can accommodate the District’s full educational plan while being the most cost-effective. This Option also offers the most potential for future growth. In addition, the design team reported that development of the current Center Elementary School site is constrained by a utility corridor easement. Further, the Todaro site is less advantageous for development compared to the Irvine site due to its small size and narrow dimensions, and therefore, it does not afford the same flexibility as the Irvine site option. “Option 1A” does not meet the educational needs of the District.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on April 29, 2015. The District, the Owner’s Project Manager, and design team presented an overview of the options studied during the Feasibility Study and the District’s preferred solution to replace the existing Center Elementary School on the Irvine Street site with a

design to serve students in grades PK-1. The FAS, MSBA staff, and the District discussed: (1) how the District's Educational Plan could be revised to better describe the educational benefits of the District's Preferred Solution, the number and location of SPED spaces and their required needs/purposes, the reasoning as to why the PK-1 grade configuration is valued by the District and its community, and how the District handles the four school facility transitions during a student's schooling; (2) the conceptual floor plans including: the need for further development in a number of areas, in particular as they relate to the placement of the media center on the second floor of the building, demonstration of how the proposed facility supports the District's proposed educational program, the main priorities of the building's design, the site plan circulation/drop-off areas and building entrance locations; (3) the District's plan for how the existing Center Elementary School will be re-purposed; and (4) the importance of concluding feasibility study and schematic design analysis and securing community support in a timely manner.

Based on the District's presentation and feedback at the April 29, 2015 FAS meeting, MSBA staff requested an update to the Preferred Schematic Report that addresses the following areas as a condition to staff's recommendation of the preferred solution: 1) an updated Educational Program, 2) a further developed conceptual design as it relates to how the proposed facility supports the District's proposed educational program, 3) the main priorities of the building's design, 4) the placement of the media center on the second floor of the building, and 5) the site plan circulation/drop-off areas and building entrance locations. More specifically, the District must provide the following items for MSBA review no later than June 30, 2015:

- An updated Educational Program, per the detailed review comments sent on May 6, 2015, that provides clarity on how the educational program is implemented and how it translates to the proposed building layout;
- An updated space summary that aligns with the updated Educational Program;
- Further developed floor plans that tie to the goals stated in the updated Educational Program and confirmation that plans have been cross-referenced with the Educational Program to ensure that all objectives have been met, noting any areas that could not be achieved; and
- A further developed site plan that is coordinated with the updated floor plans.

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

- 1) MSBA reviewed the Feasibility Study and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred solution is reasonable and cost-effective. However, the District is required to submit an update to the Preferred Schematic Report for review on or before June 30, 2015, as outlined above, to clarify and confirm that the District's preferred solution meets the needs identified by the District.
- 2) Prior to the submission of the District's Schematic Design submittal, the MSBA requests that the District be available to present the updated preferred solution to the FAS should the MSBA determine an updated presentation is required. This update is to ensure a mutual understanding and agreement of the proposed project scope and to ensure that this scope will be reflected in the District's Schematic Design submittal.

- 3) MSBA staff will determine the extent of recovery and effect on the MSBA grant associated with the previous study and closing of the existing Center Elementary School as part of the MSBA review of the District's Schematic Design submittal.
- 4) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA 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.
- 6) 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. All proposed spaces will be reviewed during the Schematic Design phase.
- 7) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Town of Hopkinton be approved to proceed into Schematic Design to replace the existing elementary school facility with a new Center Elementary School on the Irvine site on Hayden Rowe.