

District: Town of Dedham
 School Name: Early Childhood Education Center
 Recommended Category: Preferred Schematic
 Date: September 23, 2015

Recommendation

That the Executive Director be authorized to approve the Town of Dedham, as part of its Invitation to Feasibility Study, to proceed into Schematic Design for a potential project that will relocate Pre-kindergarten and Kindergarten students currently attending the Early Childhood Education Center to a new Early Childhood Education Center on the existing Dexter School site. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

District Information	
District Name	Town of Dedham
Elementary School(s)	Early Childhood Education Center (PK-K) Avery Elementary School (1-5) Greenlodge Elementary School (1-5) Oakdale Elementary School (1-5) Riverdale Elementary School (1-5)
Middle School(s)	Dedham Middle School (6-8)
High School(s)	Dedham High School (9-12)
Priority School Name	Early Childhood Education Center
Type of School	Elementary School
Grades Served	PK-K
Year Opened	1931
Existing Square Footage	30,813
Additions	1970
Acreage of Site	4.3 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Windows – Accessibility 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.
Original Design Capacity	Unknown
2014-2015 Enrollment	306 students (including 109 PK students)
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> – 430 students (grade configuration K-5 at the Riverdale School) – 560 students (grade configuration K-5 at the Oakdale School) – 485 students (grade configuration K-5 at the Greenlodge School) – 200 students (grade configuration K at stand-alone Early Childhood Education Center) (<i>Preferred Solution</i>)
Enrollment Specifics	Contingent upon the Board’s approval of the preferred solution, the District and MSBA have mutually agreed upon a design enrollment

District Information	
	for 200 Kindergarten students, for a project that will serve Pre-Kindergarten and Kindergarten students.

MSBA Board Votes	
Invitation to Eligibility Period	January 30, 2013
Invitation to Feasibility Study	January 29, 2014
Preferred Schematic Authorization	On September 30, 2015 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization in January, 2016
Feasibility Study Reimbursement Rate (Incentives points are not applicable)	47.21%

Consultants	
Owner’s Project Manager	Construction Management Services, Inc.
Designer	Knight, Bagge & Anderson, Inc.

Discussion

The existing Early Childhood Education Center (“ECEC”) is a 30,813 square foot facility located on a 4.3 acre site that currently serves Pre-kindergarten and Kindergarten students. The original school building was constructed in 1931 with an addition completed in 1970. In its Statement of Interest, the District identified numerous deficiencies at the facility associated with accessibility, overcrowding, and appropriateness of existing spaces to deliver the educational program. Despite ongoing maintenance and many recent improvements, the mechanical, plumbing, and electrical systems in the existing facility are reported to be severely inadequate.

In addition to studying the ECEC as a stand-alone facility, and in accordance with the Feasibility Study Agreement, the District considered options associated with K-5 consolidation. The District considered the following consolidation options: ECEC combined with the Riverdale Elementary School (up to 430 students), ECEC combined with the Oakdale Elementary School (up to 560 students), and the ECEC combined with the Greenlodge Elementary School (up to 485 students). The District also identified the existing Dexter School, which was recently vacated and is currently closed, as a potential site for a proposed project.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions at the ECEC, Riverdale, Oakdale, Greenlodge, and Dexter facilities. The District identified numerous deficiencies in each of the facilities including, building systems issues and accessibility issues of varying degree. In the preliminary evaluation of each building and associated site, information provided by the District and its consultants reported that addition/renovation and new construction solutions could be accommodated at any of the five buildings and associated sites. The District also performed a comprehensive assessment of 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 14 preliminary options that included seven addition/renovation options and seven new construction options. The 14 preliminary options included new construction and addition/renovation options for each of the respective sites which could serve a PK-K or PK-5 configuration. The following is a detailed list of the preliminary alternatives considered:

Option	Description of Preliminary Options
1	Add/reno of existing ECEC building for 200 PK-K students
2	Add/reno of existing ECEC building for 560 PK-5 students
3	Add/reno of existing Dexter building for 200 PK-K students
4	Add/reno of existing Dexter building for 560 PK-5 students
5	Add/reno of existing Greenlodge building for 485 PK-5 students
6	Add/reno of existing Oakdale building for 560 PK-5 students
7	Add/reno of existing Riverdale building for 430 PK-5 students
8	New construction for 200 PK-K students on existing ECEC site
9	New construction for 560 PK-5 students on existing ECEC site
10	New construction for 200 PK-K students on the existing Dexter building site
11	New construction for 560 PK-5 students on the existing Dexter building site
12	New construction for 485 PK-5 students on the existing Greenlodge building site
13	New construction for 560 PK-5 students on the existing Oakdale building site
14	New construction for 430 PK-5 students on the existing Riverdale building site

As a result of further investigation of the existing conditions, the District eliminated eight of the initial 14 options listed above from further consideration based on the inability of these options to satisfy the site requirements and the District's programmatic needs. It was also determined that several of these options would involve complex phasing and swing space requirements not supported by the District. The six remaining options that were further evaluated are listed below:

Option	Description of Preliminary Options
3	Add/reno of existing Dexter building for 200 PK-K students
6	Add/reno of existing Oakdale building for 560 PK-5 students
10	New construction for 200 PK-K students on the existing Dexter building site
11	New construction for 560 PK-5 students on the existing Dexter building site
12	New construction for 485 PK-5 students on the existing Greenlodge building site
14	New construction for 430 PK-5 students on the existing Riverdale building site

As a result of further evaluation of the options listed above, it was determined that the existing Dexter, Oakdale, and Riverdale sites would be unable to support the site development requirements for a full PK-5 elementary school facility. Subsequently, the MSBA and the District agreed to three final options for further development and consideration in the final evaluation and development of preliminary design pricing as follows:

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 3: (Addition/ Renovation Stand- alone ECEC at Dexter Site)	51,100	25,603 \$298.41/sf	25,497 \$360.29/sf	\$4,968,565	\$21,795,070 \$426.52/sf	\$29,287,264

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
<i>Option 10: (New Stand-alone ECEC at the Dexter Site)***</i>	50,345	0 \$0/sf	50,345 \$360.29/sf	\$5,094,043	\$23,232,843 \$461.47/sf	\$30,488,043
Option 12: (New PK-5 at the Greenlodge Elementary Site)	90,979	0 \$0/sf	90,979 \$320.33/sf	\$6,083,589	\$35,226,892 \$387.20/sf	\$50,070,043

* Marked up construction costs

** Does not include construction contingency

****District's preferred option*

Although “Option 3” proposes an addition/renovation to the existing Dexter facility which maintains the District’s educational model by upholding a separate Early Childhood Education Center, the anticipated higher operating costs and challenges associated with adapting the facility to meet the current programmatic needs were viewed as a disadvantage by the District. Although “Option 12” proposes new construction on the existing Greenlodge Elementary School site that would address all building deficiencies, this option is estimated to be the most costly. In addition, by merging the Early Childhood Education Center with an elementary school population in Option 12, the District would not be able to maintain its current educational model of a separate Early Childhood Education Center.

The District has selected “Option 10” as the preferred solution to proceed into Schematic Design. This option proposes to continue to serve the PK-K student population currently attending the Early Childhood Education Center with a new facility on the existing Dexter School site. The District selected “Option 10” as its preferred alternative because it maintains the District’s educational model by upholding a separate Early Childhood Education Center. Additionally, “Option 10” will allow the District to deliver its desired educational program and provide a nurturing and foundational educational setting specifically designed to meet the needs of its early learners. The District also indicated that the Dexter site would allow for optimal solar orientation, vehicular and pedestrian circulation, and outdoor educational opportunities that would not be achievable at the other sites studied.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (the “FAS”) on September 9, 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 Early Childhood Education Center with new Early Childhood Education Center on the existing Dexter School site. The FAS, MSBA staff, and the District discussed: (1) the extensive community meetings and outreach performed; (2) fostering transitions for students and connections for teachers as students move from the ECEC to a neighborhood elementary school; (3) the educational benefits of a stand-alone ECEC vs. combining the facility with an existing elementary school; (4) the reasoning as to why the PK-K grade configuration is valued by the District and its community, and how the District handles the three school facility transitions during a student’s schooling; (5) uses and layout of the proposed Welcome Center; (4) the benefits of larger classroom spaces for the incorporation of specialty subjects, physical movement, and support for language learners; (6) the appropriateness of a kiln

room for the ECEC student population; (7) proposed technology for delivery of the curriculum and District's overall technology plan; and (8) the importance of providing sheltered entrances for students.

Based on the District's presentation and feedback at the September 9, 2015 FAS meeting, it is the MSBA's observation that, after reviewing extensive potential options and ultimately concluding on a preferred site and grade configuration, the District and its project team would benefit from an opportunity to refine the proposed building layout. Therefore, MSBA staff requests an update to the Preferred Schematic Report as a condition to staff's recommendation of the preferred solution that addresses the following:

- Further refine the floor plans to align with the goals stated in the District's updated Educational Program;
- Further refine the floor plans to embrace the welcoming qualities inherent in an early childhood education center as noted by the District during the FAS meeting;
- Provide additional information on the proposed use of the Welcome Center including proposed programming, location and layout;
- Review site considerations for student drop-off and parking areas; and
- Provide updated layouts and narratives identifying any specific areas that achieve these goals.

The District must provide the above items for MSBA review no later than October 30, 2015.

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 October 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) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 4) 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.

- 5) 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.
- 6) 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 Dedham be approved to proceed into Schematic Design for a potential project that will relocate the Pre-kindergarten and Kindergarten student population currently attending the Early Childhood Education Center to a new Early Childhood Education Center on the existing Dexter School site.