

District: Town of Lexington
 School Name: Maria Hastings Elementary School
 Recommended Category: Preferred Schematic
 Date: February 8, 2017

Recommendation

That the Executive Director be authorized to approve the Town of Lexington, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Maria Hastings Elementary School on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

District Information	
District Name	Town of Lexington
Elementary School(s)	Bowman Elementary School (K-5) Bridge Elementary School (K-5) Fiske Elementary School (K-5) Harrington Elementary School (K-5) Joseph Estabrook Elementary School (K-5) Maria Hastings Elementary School (K-5)
Middle School(s)	Jonas Clarke Middle School (6-8) William Diamond Middle School (6-8)
High School(s)	Lexington High School (9-12)
Priority School Name	Maria Hastings Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1955
Existing Square Footage	64,980 GSF (including 8 modular classrooms)
Additions	1959: one-story, four-classroom addition built. 1995: four new portable classrooms added. 2000: four (used) portable classrooms added.
Acreage of Site	14.3 acres
Building 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
2015-2016 Enrollment	435 students
Agreed Upon Enrollment	645 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 645 students serving grades K-5.

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	May 25, 2016
Preferred Schematic Authorization	On February 15, 2017 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on August 23, 2017

Feasibility Study Reimbursement Rate (Incentive points are not applicable)	31.00%
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Consultants	
Owner’s Project Manager (the “OPM”)	Dore & Whittier Management Partners, LLC
Designer	DiNisco Design Partnership, Ltd.

Discussion

The existing Maria Hastings Elementary School is a 64,980 square foot elementary school on a 14.3 acre site with a current enrollment of 435 students. The existing facility currently houses grades K-5. The Feasibility Study is based on the agreed upon design enrollment of 645 students in grades K-5.

The original school building was constructed in 1955. Upgrades and additions were completed in 1959, with four portable classrooms added in 1995 because of District-wide overcrowding and another four portable classrooms added in 2000. The District’s Statement of Interest identifies numerous deficiencies in the existing building including an outdated and underperforming mechanical system, lack of accessibility throughout the building, no automatic fire suppression system, and water infiltration from the existing roof and walls. The existing facility does not meet the needs of the District as described in the education plan because of District-wide overcrowding.

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. Subsequently, the District and its consultants reviewed options to reassign students throughout the District, rent space, or purchase an existing building. All of these approaches were deemed to be impractical. Moreover, there are no suitable alternate sites available to the District for consideration. Therefore, the District studied 3 preliminary options, all on the existing site, including 1 code upgrade/repair option, 1 addition/renovation configuration, and 1 new construction option, as listed below.

Option	Description of Preliminary Options
1	Code Upgrade/ Repair only
2	Addition/ Renovation to the existing school
3	New School on the existing site

Option 3 “New School on the existing site” was developed further to include a new building on three alternate locations on the existing site (Scheme A, B & C). Upon further review, MSBA staff and the District agreed to move all three of the final options forward 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

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Hazmat Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option 1: (Base Repair)	62,159	50,800 \$179/sq. ft.	0 \$0/sq. ft.	\$477,025	\$9,592,605 \$189/sq. ft.	\$11,990,756
Option 2: (Renovation/ Addition)	110,500	51,700 \$299/sq. ft.	58,800 \$416/sq. ft.	\$6,934,842	\$46,896,826 \$424/sq. ft.	\$64,246,530
Option 3: (New, Scheme A)	110,379	0 \$0/sq. ft.	110,379 \$389/sq. ft.	\$6,969,483	\$49,894,630 \$452/sq. ft.	\$61,737,630
Option 3: (New, Scheme B)	110,379	0 \$0/sq. ft.	110,379 \$389/sq. ft.	\$6,969,483	\$49,894,630 \$452/sq. ft.	\$61,737,630
Option 3: (New, Scheme C)***	110,379	0 \$0/sq. ft.	110,379 \$389/sq. ft.	\$6,969,483	\$49,894,630 \$452/sq. ft.	\$61,737,630

* Marked up construction costs

** Does not include construction contingency

***District's preferred option

The District has selected Option 3, new construction Scheme C, as the preferred solution to proceed into schematic design. The District selected this option because it best fulfills the District's educational program and site development requirements, and the phasing will have the least impact on the students.

Option 1 was not selected because it does not provide an adequate amount of space to meet the District's programmatic needs. Option 2 was not selected because of compromises in the proposed building's design resulting from the configuration of the existing facility, and additional costs due to extended and phased construction duration. Three variations of Option 3 "New School on the existing site" were analyzed. Option 3A on the southern portion of the site and Option 3C on the northern portion of the site have identical floor plans. Option 3B is the Lexington Estabrook Elementary School floor plan located on the middle portion of the site. Option 3C was selected over Options 3A and 3B for the following reasons:

- Optimal solar orientation of the classroom wing;
- Traffic circulation on the site provides a longer vehicular stacking drive;
- Open space on the site is maximized;
- The existing wooded area provides a buffer to the adjoining residential properties;
- The residential properties are farther from the proposed building on the north side of the site; and
- The existing ball field can remain in place for this option.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on January 18, 2017. At that meeting, members of the FAS discussed several topics with

the District including: the variation of the design and cost of the three new building options; the configuration of the core areas of the building including the stage, media center/library, kitchen and receiving, and gymnasium; and the potential inclusion of a greenhouse.

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

- 1) The options investigated are sufficiently comprehensive in scope, the approach undertaken in this study is appropriate, and the District's preferred solution is reasonable, cost-effective, and meets the needs identified by the District.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) 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.
- 4) 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.
- 5) 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, MSBA staff recommends that the Town of Lexington be approved to proceed into Schematic Design to replace the existing Maria Hastings Elementary School on the existing site.