

## MEMORANDUM

TO: Board of Directors, Massachusetts School Building Authority  
FROM: James A. MacDonald, First Deputy Treasurer, Interim Chief Executive Officer  
John K. McCarthy, Executive Director, Deputy Chief Executive Officer  
SUBJECT: MSBA Model School Program Recommendations  
DATE: June 21, 2017

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### **Introduction**

The purpose of this memorandum is to seek the Board of Directors approval of 2 project designs, as indicated on page 3, for the MSBA's Model School Program. The MSBA issued a Request for Qualifications ("RFQ") dated December 14, 2016, requesting project designs for consideration to be included in the Model School Program. In accordance with established practices, staff has completed its review of the Model School Program applications submitted by Designers in response to the RFQ. The information and recommendations below were presented at the Facilities Assessment Subcommittee meeting on May 24, 2017.

### **Background**

The MSBA's Model School Program seeks to adapt and re-use the designs of successful, recently constructed schools to meet the requirements of a school district that has been invited by the MSBA's Board of Directors to construct a new (versus renovated) school. Under the Model School Program, the MSBA intends to select from existing school designs meeting the appropriate criteria and to pre-qualify the designer of each selected Model School. The District, in collaboration with the MSBA, may then select one of the pre-qualified Model Schools and its designer. The school district will then enter into a contract with the selected designer for design services. It is anticipated that the list of pre-qualified Model Schools will be updated periodically.

The recommended Model Schools listed below meet the following minimum requirements:

1. The proposed Model Schools are new, PK-12 construction facilities, located within a 125 mile radius of Worcester, MA;
2. The proposed Model Schools were permitted using the 7th edition or 8th edition of the 780 CMR Massachusetts State Building Code;
3. The proposed Model Schools were registered with either U.S. Green Building Council "LEED-S" or Collaborative for High Performance Schools ("CHPS"), and;
4. The proposed Model Schools have been open for full occupancy for a minimum of 12 months as of April 28, 2017 (using the substantial completion date as the starting date of occupancy; for phased occupancies, using the final substantial completion date).

In addition, the recommended Model Schools were evaluated favorably using the following criteria:

1. Completeness of the requested submission materials;
2. The extent to which the schools can be adapted to other sites without substantial re-design or expense;
3. The extent to which the school classroom wing/areas may be adapted to a 20% addition and reduction in design enrollment by adding or reducing the number of classrooms. The Core Academic portion of the design can be adaptable to expansion or contraction to meet a specific design enrollment, with minimal re-design effort;
4. The extent to which the school may be adapted to variations in educational programs. In particular, the designs are adaptable to various teaching methodologies, grade configurations, class offerings, and reconfiguration of core classroom space with minimal re-design effort;
5. The extent to which the spaces in the schools allow for maximum flexibility for multiple and/or future uses;
6. The extent to which the designs include differentiated learning spaces and student and teacher collaboration areas;
7. The efficiency of the designs; how closely the schools conforms to current MSBA space summary guideline standards, including net square footage by category, total net square footage, total gross square footage, overall grossing factor (GSF/NSF) , and space utilization of capacity generating spaces;
8. The extent to which the schools incorporate energy efficiency and sustainable design elements, based on the current MSBA Sustainable Building Design Guidelines;
9. The schools' environmental qualities and natural lighting;
10. The extent to which the schools comply with the MSBA Guidelines for Science Labs in High School Facilities (if applicable);
11. The construction cost per gross square foot exclusive of site development, Furnishings, Fixtures & Equipment ("FF&E"), and soft costs;
12. The extent of change orders as a percentage of the original bid price (exclusive of Owner directed change orders or change orders related to differing or unforeseen site conditions);
13. The ability of the proposed design teams to comply with the goals of the Model School Program (design "best practices", accelerated production schedule, reduced fees, reduced change orders, etc.), based on previous project experience with MSBA; and,
14. Any other criteria that the MSBA deemed relevant to the evaluation of proposed Model Schools.

The MSBA received 2 responses to the RFQ on February 10, 2017. Staff reviewed the responses in accordance with the above stated criteria, and conducted visits to both of the schools. During the visits, the team sought to receive input from the districts regarding the benefits of each building and to gain an understanding of any challenges associated with each building. Site visits were attended by several MSBA Board members. In addition, an updated presentation regarding the Model School reviews and visits was provided at the Facilities Assessment Subcommittee meeting on February 1, 2017. A full update and staff recommendations were presented at the Facilities Assessment Subcommittee meeting on May 24, 2017.

## **Recommendation**

Based on the review and findings described above staff recommends that the following 2 project designs be included in the Model School Program:

- Lynn Thurgood Marshall Middle School, by Raymond Design Associates, Inc.
- West Bridgewater Middle/Senior High School, by Flansburgh Architects

The MSBA will continue to monitor the effectiveness of MSBA policy to support the Model School Program. Based on the number of projects becoming eligible for submission in the Program that meet the minimum requirements described above, staff recommends that MSBA commence the selection process two years following the current procurement, with staff evaluation for Board recommendation in the spring of 2019.