

District: Town of Tisbury
 School Name: Tisbury School
 Recommended Category: Preferred Schematic
 Date: August 16, 2017

Recommendation

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

District Information	
District Name	Town of Tisbury
Elementary School(s)	Tisbury Elementary School (K-8)
Middle School(s)	N/A
High School(s)	N/A
Priority School Name	Tisbury School
Type of School	Elementary School
Grades Served	K-8
Year Opened	1929
Existing Square Footage	56,410
Additions	1938 1995 2002 (Modular Classroom)
Acreage of Site	5.15 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical and electrical systems - Windows - Finishes 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
2016-2017 Enrollment	321
Agreed Upon Enrollment	285
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 285 students for grades K-8, for a project that will serve grades PK-8.

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	May 25, 2016
Preferred Schematic Authorization	On August 23, 2017 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on December 13, 2017
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	41.26%

Consultants	
Owner's Project Manager (the "OPM")	Daedalus Projects, Inc.
Designer	Turowski 2 Architecture, Inc.

Discussion

The existing Tisbury School is a 56,410 square foot facility located on an approximately five acre site that currently serves students in grades K-8.

The original school building was constructed in 1929 with upgrades and additions completed in 1938 and 1995 and a modular classroom installed in 2002. The District identified numerous deficiencies in the Statement of Interest including repair and ongoing maintenance of the existing mechanical and electrical systems, compromised insulated windows, aging interior finishes and the District's ability to deliver its desired educational program due to space constraints.

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 five (5) preliminary options that included one (1) base repair option, one (1) addition/renovation configurations, and three (3) new construction options as shown below.

Option	Description of Preliminary Options
1	Base repair of the existing facility
2	Addition/ renovation of the existing facility
3	New Construction on the existing site (including alternative existing site locations)
4	New Construction on the Tashmoo Well site
5	New Construction on the Manter Well site

It should be noted that "Option 4" was eliminated in the early phases of the feasibility study due to a lack of local support for developing the Tashmoo Well site for a school building project, resulting in a narrowed list of preliminary options as follows:

Option	Description of Preliminary Options
1	Base repair of the existing facility
2	Addition/ renovation of the existing facility
3A	New Construction on the existing site (partial demo of existing required)
3B	New Construction on the existing site (no demo of existing required)
5	New two-story building on the Manter Well site

Upon further review, MSBA staff and the District agreed to five (5) 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

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, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option 1: Base Repair of existing facility	54,190	54,190 \$288/sq. ft.	n/a	\$1,531,109	\$17,111,554 \$316/sq. ft.	\$23,475,809
Option 2: Addition/ Renovation of existing facility	82,018	43,091 \$347/sq. ft.	38,927 \$483/sq. ft.	\$6,235,410	\$39,965,000 \$487/sq. ft.	\$50,175,629
Option 3A: New Construction at existing site	79,523	n/a	79,523 \$412/sq. ft.	\$5,738,634	\$38,500,669 \$484/sq. ft.	\$47,817,461
Option 3B: New Construction at existing site***	79,523	n/a	79,523 \$413/sq. ft.	\$5,335,969	\$38,211,000 \$481/sq. ft.	\$47,100,797
Option 5: New Construction at Manter Well site	79,523	n/a	79,523 \$416/sq. ft.	\$7,359,788	\$40,423,293 \$508/sq. ft.	\$49,968,819

* Marked up construction costs

** Does not include construction contingency

***District's preferred solution

The District has selected “Option 3B”, a new three story building on the existing site, as this option best addresses all of the deficiencies associated with the existing conditions of the current facility. “Option 3B” supports delivery of the District’s educational program; causes the least disruption to students during construction; and due to the compact footprint, allows for more parking and play areas, as well as improved vehicular traffic circulation patterns. “Option 3A” proposes similar advantages; however, this option would require partial demolition and disruption of the existing building and was found to be less advantageous.

“Option 1” was not considered viable as this option does not provide the required space for the educational program and would result in significant disruption to education during construction. Although addition/renovation “Option 2” would provide the space needs for the educational program, site restrictions associated with parking and outdoor play and learning areas are an inherent disadvantage of this option. Further, “Option 2” would require partial demolition of the existing building to accommodate additions and would displace portions of the educational program throughout the duration of construction, and this option does not accommodate for the educational clustering desired by the District. As a new construction option on an alternative site, “Option 5” meets the educational goals of the District with no disruption to the delivery of the current educational program. However, because of site restrictions such as the impact to the existing watershed, concern about protected species, extended transportation issues, and considerable local opposition to this location, this option was not selected.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on July 21, 2017. At that meeting, members of the FAS discussed the following topics: the labeling of the proposed Special Education and English Language Learners classrooms within the floor plans to better align with the educational plan; opportunities for multi-lingual instruction in the general education classrooms, and the difference between the World Language classroom and a general education classroom; teacher input regarding the school’s educational plan and design; the District’s vision of the Technology Lab, its location, and the potential for utilizing this area for multiple purposes; the educational plan, appreciation for the description of physical education curriculum, and the proposal for school grounds being left unfinished for students to complete; providing two means of egress out of the two upper level science classrooms; the design of the entry, site circulation, and location of the parent pick up/drop off area; incorporation of components to display the old/current building; exploring opportunities that will allow community members to interact with students during the school day while maintaining a secure but welcoming building entrance; location and use of the mechanical room on the second floor; orientation of the art room; status of the Massachusetts Historical Commission approval; and, community outreach.

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 were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District’s preferred solution is reasonable and 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, staff recommends that the Town of Tisbury be approved to proceed into Schematic Design to replace the existing Tisbury School with a new facility on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.