District: Town of West Springfield
School Name: Philip G. Coburn Elementary School
Recommended Category: Preferred Schematic
Date: October 24, 2018

Recommendation

That the Executive Director be authorized to approve the Town of West Springfield, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Philip G. Coburn Elementary School with a new grades PK-5 facility on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution, contingent upon the Town gaining full ownership, control, and exclusive use of the proposed site.

District Information	
District Name	Town of West Springfield
Elementary School(s)	John Ashley School (Kindergarten) John R. Fausey Elementary School (1-5) Memorial Elementary School (1-5) Mittineague Elementary School (1-5) Philip G. Coburn Elementary School (K-5) Tatham Elementary School (1-5)
Middle School(s)	West Springfield Middle School (6-8)
High School(s)	West Springfield High School (9-12)
Priority School Name	Philip G. Coburn Elementary School
Type of School	Elementary School
Grades Served	1-5
Year Opened	1926
Existing Square Footage	70,904
Additions	Two steam boilers installed in 2004, roof and new windows installed in 2011
Acreage of Site	5.5 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems 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
2017-2018 Enrollment	515
Agreed Upon Enrollment	Study Enrollment includes the following configurations: Enrollment 515 (grade configuration grades 1-5 and Kindergarten ELL) Enrollment 585 (grades K-5 and Kindergarten ELL)
Enrollment Specifics	Contingent upon the Board's approval of the preferred solution, the District will sign a Design Enrollment Certification for 585 students in grades K-5 and Kindergarten ELL

District Information	
Total Project Budget – Debt Exclusion Anticipated	Undetermined

MSBA Board Votes	
Invitation to Eligibility Period	July 20, 2016
Invitation to Feasibility Study	May 12, 2017
Preferred Schematic Authorization	On October 31, 2018 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on April 10, 2019
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	75.37%

Consultants	
Owner's Project Manager (the "OPM")	NV5
Designer	TSKP Studio, LLC

Discussion

The existing Philip G. Coburn Elementary School is a 73,200 square-foot, three-story building located on a 5.5-acre site that currently serves grades 1-5. The existing school building was originally designed as a junior high school and was constructed in 1924 with an addition to the building constructed in 1929. Adjacent to the Coburn Elementary School is the William Cowing School, which opened in 1916 as a high school and currently houses two District-wide programs, the Cowing Early Childhood Center (the "Pre-K program") and the Cowing Alternative School which serves K-8 students.

As part of the MSBA's enrollment process, the District indicated they were considering studying the potential consolidation of the Philip G. Coburn Elementary School and the neighboring Cowing School into a single elementary school facility. The MSBA agreed with the District to evaluate two study enrollment scenarios including the existing 515 students in grades 1-5 and a 585-student enrollment in grades K-5 with design options that would incorporate district-wide programmatic space for (30) K-8 alternative program students and (90) full time equivalent Pre-K students from the Cowing School.

The District identified numerous deficiencies in the Statement of Interest that are associated with: overcrowding, undersized classroom spaces, structural systems, mechanical systems, electrical systems, and fire protection; building envelope and windows; and accessibility constraints. The District has also expressed concern regarding their ability to deliver its educational program because of the size and layout of the existing facility.

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 nine preliminary options that included one base repair option, three addition/renovation options, and five new construction options, as presented below.

Option	Description of Preliminary Options
Code Upgrade	Base Repair/Full renovation of the existing building; for 515 students, grades K-5
A	Addition/Renovation – Comprehensive renovation of the existing school and a medium-sized addition; for 585 students, grades K-5, includes district-wide K-8 Alternative Program and district-wide Pre-K (705 students);
B	Addition/Renovation – Comprehensive renovation of the existing school and a small-sized addition; for 705 students, grades Pre-K-5 (705 students);
C	Addition/Renovation – Comprehensive renovation of the existing school and a large-sized addition; for 585 students, grades K-5, includes district-wide K-8 Alternative Program and district-wide Pre-K (705 students);
D-1	New Construction - Multi-phased construction on an occupied site, reduces or eliminates the need for modular classrooms; for 515 students, grades 1-5
D-2	New Construction - Multi-phased construction on an occupied site, reduces or eliminates the need for modular classrooms; for 585 students, grades K-5
D-3	New Construction - Multi-phased construction on an occupied site, reduces or eliminates the need for modular classrooms; for 585 students, grades K-5, includes district-wide K-8 Alternative Program (615 students);
E	New Construction - Multi-phased construction on an occupied site, reduces or eliminates the need for modular classrooms; for 585 students, grades K-5, includes district-wide K-8 Alternative Program and district-wide Pre-K (705 students);
F	New Construction - Multi-phased construction on an occupied site, reduces or eliminates the need for modular classrooms; for 585 students, grades K-5, includes district-wide K-8 Alternative Program and district-wide Pre-K (705 students);

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 the 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
Base Repair: Code Upgrade	70,904	70,904 $277/sq. ft.	N/A	$2,553,606	$22,178,401 $313/sq. ft.	$27,716,000
Option A: Addition/ Renovation	128,602	63,342 $342/sq. ft.	65,260 $423/sq. ft.	$7,346,722	$56,592,509 $440/sq. ft.	$71,000,000
Option D1: New Construction (Three-story)	85,979	N/A	85,979 $428/sq. ft.	$7,100,347	$43,873,274 $510/sq. ft.	$55,200,000
Option E: New Construction (Three-story)***	***114,658***	***N/A***	***114,658 $396/sq. ft.***	***$7,974,805***	***$53,349,645 $465/sq. ft.***	***$67,000,000***

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 F: New Construction (Two- story)	113,808	N/A	113,808 $395/sq. ft.	$7,895,952	$52,899,583 $465/sq. ft.	$66,500,000

** Marked up construction costs*
*** Does not include construction contingency*
******District's preferred solution***

The District has selected "Option E", a new construction three-story option as the preferred solution to proceed into Schematic Design. The District selected this option because it best met the needs of the educational program and supports consolidation of the two existing facilities. Key features include: maximizing daylighting and views; creating a clear separation between the community spaces; and the District's ability to organize classroom areas into grade-level clusters.

Although the "Base Repair" option resulted in the lowest estimated project cost, the District determined that this option does not meet the space needs or the educational program requirements and would not address the overcrowding at the existing school.
"Option A", an addition/renovation, was not selected because the District determined that this option does not meet the needs of the educational plan and did not provide the following design features: clustering of classrooms by grade level, adequate separation of public access for after-hours use, direct access from the gymnasium and cafeteria, clear separation of buses and cars, or include a separate entrance for the Pre-K program.

Although "Option D1" accommodates most of the District's desired educational program and was estimated with the lowest estimated project cost of the "build options"; it was not selected because it did not include programmatic space for Pre-K and the elementary alternative school. "Option F" accommodates most of the District's desired educational program and it was estimated with a lower project cost when compared to "Option E"; however, it was not selected because of its site constraints.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on October 10, 2018. At that meeting, members of the FAS discussed the following topics: the educational program and its relation to the proposed building layout; site circulation and location of pick-up/drop-off areas; the proposed site acquisition of four residential properties adjacent to the site; site constraints; location of the new outdoor play areas; separate access to the building for the Pre-K and the alternative education program; adaptive physical education; use and location of the S.T.E.A.M. room; use of the multi-purpose room and community room; layout of the administration suite; use of the learning stairs; location of the OT/PT rooms; location of gym office; the District's plans for the future re-use of the Cowing School; and appreciation for the building's compact layout.

In addition, the MSBA requested an updated educational program that clarifies how the educational program informs the proposed building layout and an updated site development plan.

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, 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, 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 MSBA will continue to work with the District to better understand the total area associated with the Pre-K program and elementary alternative school currently located in the Cowing School and how that space serves the student population.

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 West Springfield be approved to proceed into Schematic Design to replace the existing Philip G. Coburn School with a new grades PK-5 facility on the existing site, contingent upon the Town gaining full ownership, control, and exclusive use of the proposed site.