

District: Town of Westborough  
 School Name: Annie E. Fales Elementary School  
 Recommended Category: Preferred Schematic  
 Date: October 24, 2018

**Recommendation**

That the Executive Director be authorized to approve the Town of Westborough, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Annie E. Fales Elementary School with a new grades K-3 facility on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

<b>District Information</b>	
District Name	Town of Westborough
Elementary School(s)	Elsie A. Hastings Elementary School (PK-3) Annie E. Fales Elementary School (K-3) J. Harding Armstrong Elementary School (K-3) Mill Pond School (4-6)
Middle School(s)	Sarah W. Gibbons Middle School (7-8)
High School(s)	Westborough High School (9-12)
Priority School Name	Annie E. Fales Elementary School
Type of School	Elementary School
Grades Served	K-3
Year Opened	1963
Existing Square Footage	50,675
Additions	7,000 square foot addition in 1995
Acreage of Site	14.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> 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
2017-2018 Enrollment	338
Agreed Upon Enrollment	400
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 400 students serving grades K-3.
Total Project Budget – Debt Exclusion Anticipated	No

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	October 25, 2017
Preferred Schematic Authorization	On October 31, 2018 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on February 13, 2019
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	44.48%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	The Vertex Companies, Inc.
Designer	HMFH Architects, Inc.

## Discussion

The existing Annie E. Fales Elementary School is a 50,675 square foot facility located on a 14.5-acre site that currently serves students in grades K-3. The original school building was constructed in 1963 with a 7,000 square foot addition built in 1995 and HVAC work and roof replacement performed in 2003.

The District’s Statement of Interest (SOI) identifies numerous deficiencies in the existing facility associated with: outdated mechanical, electrical, and plumbing systems; building envelope; accessibility issues; overcrowding; and appropriateness of existing spaces to deliver the District’s education program.

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 studied eight preliminary options at the existing Annie E. Fales Elementary School site, which included one no-build option, one base repair option, one addition/renovation option, and five new construction options, as presented below.

<b>Option</b>	<b>Description of Preliminary Options</b>
1A	New Construction – three-story new construction to the west of the existing building (site zone 1), set perpendicularly into a sloping hillside
1B	New Construction – three-story new construction to the west of the existing building (site zone 1), set perpendicularly into a sloping hillside
2	New Construction – three-story new construction immediately to the west of the existing building (site zone 2), running parallel to the slope of the hillside
3A	New Construction – two-story new construction to the north east of the existing building (site zone 3), surrounded to the north and east by steeply sloping woods
3B	New Construction – two-story new construction to the north east of the existing building (site zone 3), surrounded to the north and east by steeply sloping woods
4	Addition/Renovation – as much of the existing building retained as possible, three-story addition to the east (site zone 4), phased occupied construction
5	Base Repair – code and energy upgrades requiring multi-phased occupied construction

6	No-Build – redistricting or reconfiguring grades in the District’s existing six school buildings, or renting or buying non-town owned properties
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As a result of this analysis the District determined that although “Option 3A” and “Option 3B” meet the needs of the District’s educational program, these options were not considered further due to the non-advantageous location on the existing site.

Additionally, “Option 5” and “Option 6” were not considered viable options because the District determined that these options do not meet the needs of the educational program and construction phasing of an occupied building would result in significant disruption to ongoing education during construction.

Upon further review, MSBA staff and the District agreed to explore the following five options for further development and consideration: one base repair option, one addition/renovation option, and three new construction options. During the Preferred Schematic phase, the District and its consultants determined that variations of the new construction options were necessary to fully address site constraints and programmatic organization goals. For clarity, these options are identified as “Option 1C”, “Option 2B”, and “Option 2C”. Each of these final five options are included in the preliminary design pricing presented below. Please note that “Option 5” was not considered a viable option but has been included for cost comparison purposes.

#### 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 1C: New Construction	69,937	N/A	69,937 \$446/sq. ft.	\$4,205,698	\$35,387,809 \$506/sq. ft.	\$44,849,789
Option 2B: New Construction	69,744	N/A	69,744 \$444/sq. ft.	\$4,452,194	\$35,438,756 \$508/sq. ft.	\$44,904,384
<b>Option 2C: New Construction ***</b>	<b>69,913</b>	<b>N/A</b>	<b>69,913</b> <b>\$444/sq. ft.</b>	<b>\$4,437,197</b>	<b>\$35,479,967</b> <b>\$507/sq. ft.</b>	<b>\$44,948,606</b>
Option 4: Addition/ Renovation	75,615	40,288 \$330/sq. ft.	35,327 \$539/sq. ft.	\$6,303,515	\$38,615,772 \$511/sq. ft.	\$49,874,443
Option 5: Base Repair (Cost Comparison Only)	50,690	50,690 \$520/sq. ft.	N/A	\$9,913,881	\$36,250,377 \$715/sq. ft.	\$40,865,755

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\*District’s preferred solution

The District has selected “Option 2C”, new construction, as the preferred solution to proceed into schematic design. The District selected “Option 2C” because it is anticipated to meet the needs of the District’s educational program, will result in a desirable two-story building with all academic

classrooms located on one floor with distinct pods for grades K-1 and 2-3, and allows for the existing school to remain operational during construction. Key features include: academic neighborhoods that are flexible and adaptable, a building scale appropriate for elementary school students, and opportunities to provide natural daylighting in all academic spaces.

Although “Option 1C” meets the needs of the District’s educational program, this option was not selected because the District considered a three-story building a less-desirable educational setting and the proposed building location creates additional site challenges. Additionally, although “Option 2B” adequately meets the needs of the educational program, this option was not selected because the proposed separation of kindergarten and other general classrooms was not preferred by the District. “Option 4” was not selected because this option is anticipated to require non-desirable phasing of construction that would significantly disrupt ongoing education.

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: appreciation of the educational program, academic neighborhoods, and building scale; location, use, and maintenance of the proposed project space; further development of the proposed ground floor layout including the location of the gymnasium and administration areas; impact of noise to classroom areas located above the gymnasium; delivery of Special Education; the proposed location and use of special education and literacy breakout spaces; shelter and handicapped access at the front entrance; site topography and the proposed accessible path; access to the gymnasium; consideration of the scale of the media center from the exterior of the building; the massing of the west side of the building; location of the main entrance and loading dock; location of the stage; natural light provided within interior spaces; incorporation of sinks in classrooms; storage provided within the music and kiln rooms; proposed project schedule; and, opportunities for future expansion.

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 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 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 Westborough be approved to proceed into Schematic Design to replace the existing Annie E. Fales Elementary School with a new grades K-3 facility on the existing site.