

District: Town of Foxborough
 School Name: Mabelle M. Burrell Elementary School
 Recommended Category: Preferred Schematic
 Date: February 7, 2018

Recommendation

That the Executive Director be authorized to approve the Town of Foxborough, as part of its Invitation to Feasibility Study, to proceed into Schematic Design for an addition and renovation project to the Mabelle M. Burrell Elementary School, serving grades PK-4. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

District Information	
District Name	Town of Foxborough
Elementary School(s)	Mabelle M. Burrell Elementary School (PK-4) Charles Taylor Elementary School (K-4) Vincent M. Igo Elementary School (K-4)
Middle School(s)	John J. Ahern Middle School (5-8)
High School(s)	Foxborough High School (9-12)
Priority School Name	Mabelle M. Burrell Elementary School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1967
Existing Square Footage	42,395
Additions	N/A
Acreage of Site	22.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Envelope - HVAC - Windows - Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2016-2017 Enrollment	311
Agreed Upon Enrollment	270
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 270 students for grades K-4, for a project that will serve grades PK-4.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 30, 2016
Invitation to Feasibility Study	November 9, 2016
Preferred Schematic Authorization	On February 14, 2018 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on August 29, 2018
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	49.31%

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers International
Designer	Kaestle Boos Associates, Inc.

Discussion

The existing Mabelle M. Burrell Elementary School is a 42,395 square foot facility located on 22.5 acres that currently houses grades Pre-Kindergarten through grade 4. The original school building was constructed in 1967 and has had no significant renovations or additions since that time.

The District identified numerous deficiencies in the Statement of Interest that are associated with mechanical and electrical systems; HVAC; building envelope and windows; and accessibility. The District has also expressed concern regarding the ability to deliver its educational program due to the lack of appropriate programmatic space.

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 eight preliminary options that included two repair/renovation only options, five addition/renovation options and one new construction option as presented below. All options are based upon serving students in grades PK-4 (270 students in grades K-4).

Option	Description of Preliminary Options
1	Repair Only
2	Renovation
3A	Addition/Renovation – New PK & New Gym
3B	Addition/Renovation – New PK & New Media Center, Computer Lab
3C	Addition/Renovation – New PK & Art/Music
3D	Addition/Renovation – New PK
3E	Addition/Renovation - New PK & New Gym
4A	New Construction

The District further developed three Addition/Renovation options (Options 3A, 3C, and 3E), whereas the repair option (Option 1) and new construction option (Option 4A) were included for comparison 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: Repair Only	41,747	41,747 \$353/sq. ft.		\$1,510,521	\$16,250,931 \$389/sq. ft.	\$21,126,210
Option 3A: Addition/ Renovation	59,688	39,732 \$384/sq. ft.	19,956 \$385/sq. ft.	\$4,072,353	\$27,028,976 \$453/sq. ft.	\$35,137,669
Option 3C: Addition/ Renovation	54,967	41,701 \$390/sq. ft.	13,266 \$385/sq. ft.	\$4,034,959	\$25,401,016 \$462/sq. ft.	\$33,021,321
Option 3E: Addition/ Renovation***	60,488	39,732 \$383/sq. ft.	20,756 \$385/sq. ft.	\$4,072,353	\$27,270,321 \$451/sq. ft.	\$35,451,417
Option 4A: New Construction	58,119		58,119 \$380/sq. ft.	\$5,375,720	\$27,442,162 \$472/sq. ft.	\$35,674,811

* Marked up construction costs

** Does not include construction contingency

***District's preferred solution

The District has selected “Option 3E”, addition/renovation, as the preferred solution to proceed into schematic design. The District selected “Option 3E” as its preferred solution because it meets the educational needs, provides for a full size gym that can also serve as a large assembly space, small group breakout spaces are maximized and the district appreciated the central location of the Media Center, Art and Music Rooms.

“Option 1”, the repair option, was not selected because it did not address the educational needs of the District and was the most disruptive option. “Option 3A” was not selected as it retains the existing auditorium; the group space for grade 3 and grade 4 students and media center remained undersized; and a separate entrance for Kindergarten could not be accommodated. “Option 3C”, also retained the existing auditorium and did not provide adequate optimal group space for grade 3 and grade 4 students, gym remained undersized, and the Art and Music Rooms were remote from the majority of the classrooms. “Option 4A”, New Construction, a two story solution was not selected due to site constraints, its negative impact to access to the playfields and the District’s preference for a single story elementary school.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on January 24, 2018. At that meeting, members of the FAS discussed the educational program; the overall site plan development including use of mid-scale plans to enhance understanding of site features; the location of the proposed loading dock area and proximity to the PK entrance; use of green space; the proposed distribution of special education spaces; the location of OT/PT/Adaptive PE activities and proximity to the gymnasium; potential opportunities for increased flexibility and communication between the art classroom, music classroom and computer lab; the delivery of Spanish curriculum and opportunities for interdisciplinary

instruction; and, acoustical considerations of airport-style toilet entries and their proximity to instructional spaces.

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 will submit a complete 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 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 Foxborough be approved to proceed into Schematic Design for an addition and renovation project to the Mabelle M. Burrell Elementary School, serving grades PK-4.