

District: Nashoba Regional School District
School Name: Pompositticut Elementary School
Category: Feasibility Study

Recommendation:

That the Executive Director be authorized to approve Nashoba Regional School District, as part of its Invitation for Feasibility Study, to proceed into schematic design for the consolidation of schools with a renovation/addition to the existing Center Elementary School for the purpose of moving the Pompositticut Elementary School into this space.

Background:

Nashoba Regional School District has two buildings that serve elementary grades K-5. These two buildings share the same principal and other faculty. The Pompositticut Elementary School and the Center School are approximately 0.25 miles apart. The Pompositticut Elementary School, the District's prioritized Statement of Interest, built in 1971 as an open concept school, serves grades K-2. Two modular units were added to the building in 2005 and 2006 which added four classrooms. The existing one-story Pompositticut Elementary School is approximately 40,000 SF. The current enrollment is 270 students.

The District identified a number of building issues associated with the sprinkler/fire suppression, security, and HVAC systems. In addition to the physical plant issues, the District identified programmatic deficiencies including undersized classrooms, disruption of program activities due to the existing open floor plan, a general lack of specialized teaching spaces, and safety concerns with bus and parent dropoff/pickup and parking availability.

The Center Elementary School, the District's other Statement of Interest, was built in 1954. The Center Elementary School serves grades 3-5. School improvements implemented since the building's opening include additions in 1957 and 1964, a roof repair project, the addition of buzzers and electronic door openers for additional security, and a student drop-off area separate from the bus area. Due to a lack of available program space, in 2007, the school began utilizing a 1,000 SF apple barn on the existing property to house music, science and technology classes.

The Center Elementary School is approximately 36,360 SF with a 2008-2009 enrollment of 313 students. Nashoba identified a number of building hazards including fire code violations, lack of security, and the presence of asbestos, along with insufficient HVAC and health delivery systems. Programmatic deficiencies and increasing enrollment also pose a problem at the Center School as a result of undersized classrooms and core academic spaces.

Nashoba has stated that the District's elementary schools have reached capacity. Although the installation of modular units at one of the schools has provided temporary relief, insufficient space has impacted delivery of the educational program at each school. In addition, with the current elementary programs split between two buildings, the faculty and staff have to travel between the two schools which the District state reduces the time available to meet the needs of the students. The District believes that the only viable solution for the District is to construct an addition/renovation to the Center Elementary School which would allow the Pompositticut Elementary School to relocate to the existing Center School and to address the facility conditions at the Center Elementary School.

Discussion:

The Master Plan, completed in May 2007 by Symmes Maini & McKee Associates (SMMA), evaluated 27 options that met all programmatic and enrollment needs. The School Building Task Force considered the options regarding the Pompositticut Elementary School and Center School, narrowing its choices to five options:

- Option A – Renovation/Addition to Pompositticut Elementary School Grades PreK-2
- Option B – A New Pompositticut Elementary School
- Option C – Renovation/Addition to the Center School Grades 3-5
- Option D – Renovation/Addition of the Center School Grades PreK-5
- Option E – A New Center School Grades 3-5
- Option F – A New Center School PreK-5

The 2007 Master Plan concluded that Option D was the preferred option. A comprehensive renovation and selected demolition of the Center School would allow the elementary program to be delivered in one facility by bringing Grades K-2 from the Pompositticut Elementary School and Pre K students currently located in Bolton to the Center School. The abandoned Pompositticut Elementary School would be turned over to the Town of Stow.

Since the Master Plan was issued, the District has procured an Owner's Project Manager CMS and a Designer, SMMA, who have continued to support the District in its study of the most cost effective solution to suit their educational program in collaboration with the MSBA.

To confirm the assumptions made in the Master Plan, SMMA and the Nashoba Regional School District generated cost estimates for the options. The preliminary total project cost estimates by SMMA are:

Option	Description	Construction Cost Estimate*
A	Renovation/Addition to Pompositticut ES, PreK-2	\$13.8 Million
B	New school to replace the Pompositticut ES, PreK-2	\$18.5 Million
C	Reno/Add to Center School, Gr. 3-5	\$13.8 Million
D	Reno/Add of Center School, Gr. PreK-5	\$25.1 Million
E	New school to replace the Center ES, Gr. 3-5	\$16.4 Million
F	New Center School PreK-5	\$27.9 Million

*Estimates do not include escalation.

After review of the original Master Plan as well as the updated study and cost estimates provided above, MSBA staff agree with the District's preferred alternative for Option D which provides the most cost effective solution for the District wide issues identified at the Pompositticut and the Center School. Restrictions at the Pompositticut site, including the overall acreage and wetlands, would require a two-story addition or new school, which is not preferable for Grades PreK-2, and would not allow for a solution to the parking and traffic safety concerns at this site and relocation of playgrounds which are submerged in water during the spring and fall. Options A and B would also require the construction of temporary modular swing space at the Center School for the students during construction at the Pompositticut.

MSBA staff have reviewed the conclusions of the Master Plan and the enrollment data with the District. Staff reviewed the information provided from Nashoba and concluded:

- 1) All initial paperwork required has been processed including an executed Initial Certificate of Compliance; the composition of the School Building Committee for MSBA approval; and the enrollment questionnaire.
- 2) The alternatives investigated by the Master Plan were comprehensive in scope, and the District's preferred option is reasonable and cost effective. The usable site of the Pompositticut School is too small to support a properly sized school for Pre-K - 2, parking, vehicle and pedestrian circulation and adequate hard and soft surface playfields. Even without factoring in the escalation costs of proceeding with one project at a time, the combined construction cost for an addition and renovation at both the Pompositticut and Center School is greater than constructing an addition and renovation of the Center School. This preferred option allows the District to solve the overcrowding and programmatic issues as well as building deficiencies with one project.
- 3) MSBA has completed an enrollment projection utilizing the enrollment questionnaire completed by Nashoba. The MSBA and the District have agreed to a design enrollment of 600 students for a renovation/addition to the Center School on the existing site.

Based on the review outlined above, staff recommends that Nashoba Regional School District be approved to proceed into schematic design for the renovation/addition of the Center Elementary School to replace the Pompositicut Elementary School and to house Grades Pre-K through 5 on the existing site of the Center Elementary School.