

## MEMORANDUM

**TO:** Board of Directors, Massachusetts School Building Authority  
**FROM:** Maureen G. Valente, Chief Executive Officer  
John K. McCarthy, Executive Director, Deputy Chief Executive Officer  
**DATE:** November 2, 2016  
**RE:** Staff Recommendation to Remove Model Schools

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### Introduction:

The Massachusetts School Building Authority (the “MSBA”) initially developed the Model School Program (the “Program”) in 2008 to effectively adapt and re-use the design of successful, recently constructed high schools, and has since expanded the Program to include elementary schools, middle schools, and schools with other grade configurations. From August 2008 to June 2011, the MSBA Board approved a total of 16 Model Schools for the Program. These schools were considered to have exemplary designs that best met the needs of the Program at the time. However, because the majority of these schools were designed using building code design standards that are now outdated, they are no longer aligned with the goals of the Model School Program.

Since its inception, the MSBA has periodically updated the list of pre-qualified model schools and anticipates continuing this practice to ensure that available model school designs remain relevant and adaptable to current building codes and district needs. More recently, the MSBA issued a Request for Qualifications in December 2015, resulting in 20 applications and 12 new Model Schools approved by the MSBA Board of Directors on July 20, 2016. That solicitation included minimum “threshold” requirements including the following:

- The proposed Model School must be all new, PK-12 construction, located within a 125 mile radius of Worcester, MA;
- The proposed Model School must have been permitted using the 780 CMR Massachusetts State Building Code 8th edition or the 7th edition or, if not permitted in Massachusetts, any building code or design criteria using the International Energy Efficiency Code (“IECC”) no earlier than the 2006 edition, and ASHRAE 90.1 no earlier than the 2004 version;
- The proposed Model School must have been registered with either USGBC “LEED-S” or Collaborative for High Performance Schools (“CHPS”), and;
- The proposed Model School must have been open for full occupancy for a minimum of 12 months as of March 1, 2016 (using the substantial completion date as the starting date of occupancy; for phased occupancies, using the final substantial completion date).

The following list of the original 16 Model Schools shows that, with the exception of the Lincoln Elementary School in New Bedford, none of the original Model Schools meet the minimum State Building Code requirements noted above, and no longer meet the standard of “recently constructed” as required in the original 2008 Program.

District	School Name	Grade	Building Completion*	Board of Directors Approval Date
Ipswich	M/HS	6-12	1999	July 28, 2010
Dover	Chickering ES	PK-5	2001	June 8, 2011
Lanesborough	ES	PK-6	2001	June 8, 2011
Winthrop	Fort Banks ES	PK-5	2001	July 28, 2010
Shrewsbury	HS	9-12	2002	June 8, 2011
Williamstown**	ES	PK-6	2002	July 28, 2010
Hudson	HS	8-12	2003	June 3, 2009
Lynnfield	MS	5-8	2003	July 28, 2010
Woburn	Malcolm White ES	PK-5	2004	June 8, 2011
Ashland	HS	9-12	2005	August 8, 2008
Whitman-Hanson	HS	9-12	2005	August 8, 2008
Fairhaven	East Fairhaven ES	PK-5	2007	July 28, 2010
Groton, CT	Northeast Academy ES	PK-5	2008	July 28, 2010
Bourne	Bournedale ES	PK-4	2009	June 8, 2011
Manchester-Essex	Jr./Sr. HS	6-12	2009	June 8, 2011
New Bedford***	Lincoln ES	PK-5	2010	June 8, 2011

\*The 7<sup>th</sup> edition Massachusetts State Building Code became mandatory for permit in March 2009.

\*\*The City of Westfield selected the Williamstown model school for the replacement of the Abner Gibbs Elementary School. However, construction on the Abner Gibbs project stopped in December of 2012 due to a preliminary injunction based upon project site status as Article 97 "Protected Land". Although removed from future use, this model or another may be grandfathered for use by the City of Westfield if they are able to proceed under the current Project Funding Agreement for the Abner Gibbs Elementary School project.

\*\*\*This school design was submitted for consideration in the MSBA's 2015/2016 Model School procurement process and was again approved for use in the Model School Program by the MSBA Board on July 20, 2016.

**Recommendation:**

MSBA staff recommends that the schools listed above are removed for use in the Model School Program for the following reasons:

- The MSBA Board has approved 12 new Model Schools that better meet current building codes and MSBA standards; and
- The original Model Schools, with the exception of the Lincoln Elementary School in New Bedford, do not meet the minimum threshold requirements described in the 2015 solicitation for Model Schools.<sup>1</sup>

This recommendation will be effective January 1, 2017.

<sup>1</sup> The Lincoln Elementary School in New Bedford was resubmitted and reviewed as part of the submittals received for the 2015/2016 procurement for new Model School designs and was approved for use in the new Model School Program by the MSBA Board on July 20, 2016, and will remain in the Program.