

District: Town of Easton
 School Name: Center Elementary School
 Recommended Category: Preferred Schematic
 Date: June 19, 2019

Recommendation

That the Executive Director be authorized to approve the Town of Easton (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Center, Moreau Hall and Parkview Elementary Schools with a new district-wide facility serving grades PK-2 on the existing Parkview Elementary School site contingent upon the Town providing an update to its Preferred Schematic Report, as further described below. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic with the noted condition.

District Information	
District Name	Town of Easton
Elementary School(s)	Center Elementary School (PK-2) Moreau Hall Elementary School (PK-2) Parkview Elementary School (PK-2) Richardson-Olmsted School (3-5)
Middle School(s)	Easton Middle School (6-8)
High School(s)	Oliver Ames High School (9-12)
Priority School Name	Center Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1954
Existing Square Footage	36,500
Additions	1965 Addition
Acreage of Site	12 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility 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
2018-2019 Enrollment	255
Agreed Upon Enrollment	Study Enrollment includes the following configurations: 235 students, grades K-2 760 students, District-wide grades K-2 (Preferred Schematic)
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 760 students in grades K-2, for a project that

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	will serve grades PK-2.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	December 13, 2017
Preferred Schematic Authorization	On June 26, 2019 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 30, 2019
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	52.26%

Consultants	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	Perkins Eastman

Discussion

The existing Center Elementary School is a 36,500 square foot facility located on 12 acres in a residential neighborhood in the Town of Easton. The original school building was constructed in 1954 with an addition completed in 1965. The facility currently houses grades PK-2.

The District requested, and the MSBA agreed, to study potential solutions that include consolidation of Center Elementary School with Moreau Hall and Parkview Elementary Schools.

Moreau Hall Elementary School is a 29,109 square foot facility constructed as housing for priests in 1962 and converted into a school in 1981. It is located on 3.4 acres adjacent to Stonehill College. The Parkview Elementary School is a 40,047 square foot facility constructed in 1961 and located on 6.5 acres within a larger educational campus that includes the Richardson-Olmstead School, the Easton Middle School and the Oliver Ames High School, as well as the Easton Police Department and an Easton Fire Department Station. Moreau Hall and Parkview Elementary Schools currently house grades PK-2.

The District identified numerous deficiencies in the Statement of Interest including mechanical and plumbing systems past their useful life; roof, building envelope and windows in poor condition; and many ADA noncompliant building features. Additionally, the District has expressed concern about insufficient space for Special Education programming, projected overcrowding, and the size and layout of the existing facility impeding the delivery of its educational program.

Working with its consultants, the District performed a comprehensive assessment of the existing conditions and the existing and desired educational program. As part of this process the District received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied ten (10) preliminary options that included three (3) base repair options, three (3) addition/renovation options and four (4) new construction options. The following is a detailed list of the preliminary options considered.

Note that this list includes options for each of the District’s two study enrollments: 235 students (grades PK-2) and 720 students (grades PK-2).

Option	Description
BR: Center	Base repair of Center School, to address code compliance and facility maintenance. <i>Grades PK-2, 235 students.</i>
BR: Moreau Hall	Base Repair of Moreau Hall School, to address code compliance and facility maintenance. <i>Grades PK-2, 760 students.</i>
BR: Parkview	Base repair of Parkview School, to address code compliance and facility maintenance. <i>Grades PK-2, 760 students.</i>
C-1: Center	Renovation/Addition for the Center School enrollment on the Center School site. <i>Grades PK-2, 235 students.</i>
DW-1: Center	Renovation/Addition for district-wide enrollment on the Center School site. <i>Grades PK-2, 760 students.</i>
DW-2: Parkview	Renovation/Addition for district-wide enrollment on the Parkview School site. <i>Grades PK-2, 760 students.</i>
C-2: Center	New Construction for the Center School enrollment on the Center School site. <i>Grades PK-2, 235 students.</i>
C-3: Parkview	New Construction for the Center School enrollment on the Parkview School site. <i>Grades PK-2, 235 students.</i>
DW-3: Center	New Construction for district-wide enrollment on the Center School Site. <i>Grades PK-2, 760 students.</i>
DW-4: Parkview	New Construction for district-wide enrollment on the Parkview School Site. <i>Grades PK-2, 760 students.</i>

Following a comprehensive review of the options, MSBA staff and the District agreed to four (4) final options for further development and consideration in the final evaluation of options and the development of preliminary design pricing. These options include two (2) 235-student enrollment options and two (2) 720-student enrollment options. Preliminary design pricing for the four (4) selected options is presented below, together with preliminary design pricing for the three (3) base repair options which are included for cost comparison purposes.

Although base repair options “BR-Center,” “BR-Moreau Hall,” and “BR-Parkview” offered the lowest estimated project costs, the District determined that these options would not meet its space needs or educational program requirements.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sf)	Estimated Total Project Costs
BR: Center <i>Base Repair</i>	36,500	36,500 \$600/sf	n/a	\$3,371,732	\$25,254,682 \$692/sf	\$33,649,000

Option	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sf)	Estimated Total Project Costs
BR: Moreau Hall <i>Base Repair</i>	30,800	30,800 \$728/sf	n/a	\$2,023,792	\$24,438,165 \$793/sf	\$26,863,736
BR: Parkview <i>Base Repair</i>	39,500	39,500 \$560/sf	n/a	\$2,996,776	\$25,108,764 \$636/sf	\$25,989,146
C-1: Center <i>Renovation/ Addition</i>	69,111	13,201 \$377/sf	55,910 \$561/sf	\$4,964,347	\$41,283,866 \$597/sf	\$50,321,147
C-2: Center <i>New Construction</i>	69,111	n/a	69,111 \$514/sf	\$5,244,692	\$40,766,766 \$590/sf	\$52,180,447
DW-2: Parkview <i>Renovation/ Addition</i>	150,225	35,800 \$352/sf	114,425 \$512/sf	\$7,057,509	\$78,185,410 \$520/sf	\$99,402,776
DW-4: Parkview <i>New Construction***</i>	150,225	n/a	150,225 \$464/sf	\$7,968,052	\$77,622,473 \$517/sf	\$98,692,349

* *Marked up construction costs*

** *Does not include construction contingency*

*** *District's Preferred Schematic as submitted to the MSBA on May 8, 2019.*

Based on a comprehensive evaluation of the potential grade configurations, the District concluded that consolidating its entire grades PK-2 configuration in a single facility will best support the delivery of its educational program. Among other benefits, this consolidation of the three existing grades PK-2 schools will allow for staffing efficiencies, teacher collaboration, and professional development across entire grade levels. Additionally, this consolidated option will ensure District-wide educational parity.

The District has selected “Option DW-4” new construction on the Parkview site as the preferred schematic to proceed into Schematic Design because it best supports the goals established during the District’s visioning processes, as well as those outlined in the District’s Educational Program.

The selection of the Parkview site for the proposed preferred schematic allows the District to consolidate its school buildings on a single campus in order to facilitate resource sharing and promote community. Additionally, the selection of the Parkview site and the consolidated PK-2 enrollment will allow the District to resolve existing campus-wide traffic issues, to address all PK-2 needs in a single project rather than over time, and to minimize disruption during construction by avoiding a phased addition/renovation option.

Options “C-1” and “C-2” met many of the District’s goals in terms of programmatic organization, scale-appropriate design, and environmental efficiency. However, these options were not selected because they were designed to house the 235-student enrollment option and therefore could not support the District’s preference for the 720-student, district-wide enrollment option.

Option “DW-2” supported the District’s preference for the 720-student, district-wide enrollment option, and met many of the District’s goals for programmatic organization. However, the double-loaded corridor of the existing Parkview School – which in this option would be reused almost in its entirety – would limit the possibility of providing flexible learning areas and would require students to pass through grade clusters as they moved through the building. Option “DW-2” was not selected because of these programmatic shortcomings, and because it would require phased construction over three years.

The District presented its proposed preferred schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on June 5, 2019. At that meeting, members of the FAS discussed the following topics: (1) the evolution of the Community Center, the “Learning Kitchen,” and the Central Administration space; (2) the District’s introduction of a new floor plan concept; (3) the importance of professional development and concern about delivery of the proposed curriculum in the District’s educational program; (4) distribution of special education spaces; and (5) the transitions from interior to exterior learning spaces and how learning opportunities will be designed and implemented to take advantage of proposed outdoor spaces.

At the meeting, the District and its consultant team introduced a revised layout different from the preferred schematic submittal received and reviewed by MSBA Board members and MSBA staff. Based on the District’s introduction of the revised preferred schematic, MSBA staff will need to continue to work with the District and its consultants while the proposed preferred schematic is further developed. MSBA staff has contacted the District and discussed the need for an update to the Preferred Schematic Report that provides the following as a condition of staff’s recommendation of the preferred schematic on or before July 10, 2019:

- A revised Educational Program that clarifies the following: the sections regarding the Kindergarten program as it relates to half-day and full-day sections, professional development, program delivery and spaces for English Learners, and the review, selection and purchase of the new science curriculum and associated professional development to support teachers in its implementation. The revised Educational program should also include updates to the architectural responses that parallel the newly proposed preferred schematic;
- Revised floor plans that are developed to the level of a preferred schematic design;
- Revised space summary that matches the new floor plans;
- Revised site plan that provides site circulation, orientation and clear relationships between the building and the site; and
- An updated Preliminary Design Pricing table.

The MSBA has requested and received an updated Local Actions and Approvals Certification documenting School Building Committee support for the District’s updated preferred schematic.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals 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 schematic is reasonable and cost-effective; however, MSBA staff must still review and accept the updated preferred schematic, as outlined above, to clarify and confirm that the District's preferred schematic meets the needs identified by the District.
- 2) Prior to the submission of the District's Schematic Design submittal, the MSBA requests that the District be available to present the updated preferred schematic to the FAS should the MSBA determine that an updated presentation is required. This update would ensure a mutual understanding and agreement of the proposed project scope and ensure that this scope will be reflected in the District's Schematic Design submittal.
- 3) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 4) 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, which is prior to executing a Project Scope and Budget Agreement.
- 5) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 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 Easton be approved to proceed into Schematic Design to replace the existing Center Elementary School with a new grades PK-2 facility to be located on the Parkview Elementary School site contingent upon the Town providing an update to its Preferred Schematic Report, as further described below.