

District: Town of Winchester
 School Name: Lynch Elementary School
 Recommended Category: Preferred Schematic
 Date: April 20, 2022

Recommendation

That the Executive Director be authorized to approve the Town of Winchester (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Lynch Elementary School with a new facility serving students in Pre-kindergarten through grade 5 on the expanded existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

If the District is approved by the Board to proceed into Schematic Design for this proposed project, and then is later considered by the Board for approval of a Project Scope and Budget Agreement and a Project Funding Agreement, the vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement, would be contingent upon the District gaining full ownership, control, and exclusive use of the portion of the project site that is not currently owned by the District, unless this condition is met prior to such vote.

District Information	
District Name	Town of Winchester
Elementary School(s)	Ambrose Elementary School (K-5) Lincoln Elementary School (K-5) Lynch Elementary School (PK-5) Muraco Elementary School (K-5) Vinson-Owen Elementary School (PK-5)
Middle School(s)	McCall Middle School (6-8)
High School(s)	Winchester High School (9-12)
Priority School Name	Lynch Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1961
Existing Square Footage	83,530
Additions	N/A
Acreage of Site	18-acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Building Envelope – Windows – Roof 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

District Information	
2021-2022 Enrollment	506
Agreed Upon Enrollment	520
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 520 students for grades K-5, for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	February 11, 2021
Preferred Schematic Authorization	On April 27, 2022 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 26, 2022
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	32.47%

Consultants	
Owner’s Project Manager (the “OPM”)	Hill International Company
Designer	Tappé Architects, Inc.

Discussion

The existing Lynch Elementary School is an 83,530 square-foot facility located on an 18- acre site that currently serves students in grades PK-5. The original school building was constructed in 1961, with a roof replacement in 2010 and bathroom renovations in 2012.

The District’s Statement of Interest (“SOI”) identified numerous deficiencies in the existing facility associated with the following: outdated mechanical, electrical, and plumbing systems; building envelope; accessibility issues; and existing spaces not conducive for delivering the District’s educational 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 initially studied (11) preliminary options that included (1) code upgrade option, (2) addition/renovation options, and (8) new construction options, as presented below.

Option	Description of Preliminary Options
*R1	Code Upgrade at the existing Lynch Elementary School, with an estimated project cost range of \$52.1-55.6 million.
AR-1	Addition/renovation at the existing Lynch Elementary School, with an estimated project cost of \$74.7 million. This option has a significant addition and limited renovation component.

*AR-2	Addition/renovation at the existing Lynch Elementary School, with an estimated project cost range of \$72.6-78.6 million. This option has a limited addition and assumes that most of the existing facility is being renovated.
N1	New construction on the existing Lynch Elementary School site located north of the existing facility, with an estimated project cost range of \$74-75.5 million. This option assumes 2 grades are off site during construction.
N1.1	New construction on the existing Lynch Elementary School site, with an estimated project cost range of \$75.8-77.3 million. This option has the same design as Option N1 with a different approach to construction and phasing and assumes 2 grades are off site during construction.
*N2	New construction on the existing Lynch Elementary School site located north of the existing facility, with an estimated project cost of \$74.2-75.7 million. This option assumes 2 grades are off site during construction.
N3	New construction on the existing Lynch Elementary School site and partially on the knoll, which is located on Water Department property, with an estimated project cost of \$77.3-78.8 million. This option assumes 2 grades are off site during construction.
*N4	New construction on the existing Lynch Elementary School site located in the same location as the existing school, with an estimated project cost of \$76.2-77.7 million. This option has the same building design as Option N3. This option requires the relocation of students off site.
*N5	New construction on the existing Lynch Elementary School site and partially on the knoll to the north of the existing facility, which is located on Water Department property, with an estimated project cost of \$74.5-76 million. This option assumes 2 grades are off site during construction.
*N6	New construction on the existing Lynch Elementary School site and partially on the knoll, which is located on Water Department property, with an estimated project cost of \$75.4-76.9 million. This option assumes 2 grades are off site during construction.
N7	New construction on the existing Lynch Elementary School site located on the existing soccer fields to the north of the existing facility, with an estimated project cost of \$81.4 million. This option places a new building into the 100 year and 500-year flood plain. This option would not require swing space.

* Options anticipated to be further developed and evaluated in Preferred Schematic Report.

As a result of this analysis, the District determined that “Option AR-1” would not be considered for further evaluation because this addition/renovation option poses significant disruptions during construction and the result is a large floor plate that does not fully meet the programmatic goals established by the District in their educational plan.

The District determined that “Options N1”, “N1.1”, and “N3” would not be considered for further evaluation because both options would require that two grades be relocated off-site to accommodate the proposed construction, and would include extra cost between \$0.5 - \$2 million for swing space.

The District determined that “Option N7” would not be considered for further evaluation because preliminarily, this option was estimated as the most expensive, and also this option was considered for multiple reasons to be a poor option. It is constructed in a flood plain requiring compensatory

storage and associated potential for flooding and associated concerns, it is adjacent to a high hazard velocity zone, it requires expansion of the site in terms of added construction scope and cost, it requires reconstruction of Town fields and the associated loss of beneficial use of those fields for an extended time, it places the school farther away from pedestrian and auto access from adjacent neighborhoods.

Based on the conclusion of the District’s Preliminary Design Program submittal, the MSBA anticipated that a total of (6) options would be evaluated in the Preferred Schematic Report, including “Options R-1, AR-2, N2, N4, N5, and N6” shown with an asterisk (*) above. However, early in the evaluation of options in the Preferred Schematic phase, the District determined that “Options N2, N4, and N6” would not be considered for further evaluation based on the following:

“Option N2” would not be considered for further evaluation because the District determined that the proposed long and narrow arrangement forces longer interior travel distances, the proximity to the existing school complicated construction phasing, and compromised the desired organization of the school and potential development of the site.

“Option N4” would not be considered for further evaluation because the District determined that the proposed two-story organization is less efficient and takes up more site area, resulting in compromised parking, pick up drop off circulation, and play areas. Additionally, this option would also require the District to relocate all students from the existing building/site during construction.

“Option N6” would not be considered for further evaluation because the District determined that the proposed building extends further into existing sports fields, the proposed interior organization by floor was not as desirable, and the proposed larger footprint is more difficult to accommodate on the existing site. Additionally, the District noted that “Option N6” was not supported by teachers and administrators while reviewing the merits of “Options N5 and N6”.

Ultimately, the District did not find value in providing additional cost estimates for “Options N2, N4, or N6”.

Based on the rationale described above, the District explored the following (3) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: (1) code upgrade option, (1) addition/renovation option, and (1) new construction option.

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 R-1: (Code Upgrade)	83,530	83,530 \$414/sq. ft.	N/A	\$11,946,863	\$46,491,768 \$557/sq. ft.	\$60,439,298
Option AR-2: (Addition/Renovation)	98,246	83,530 \$523/sq. ft.	14,716 \$593/sq. ft.	\$9,345,193	\$61,757,913 \$629/sq. ft.	\$80,285,287

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
<i>Option N5: (New Construction)***</i>	103,793	N/A	103,793 \$515/sq. ft.	\$10,442,966	\$63,938,815 \$616/sq. ft.	\$83,120,460

* Marked up construction costs

** Does not include construction contingency

***District’s Preferred Schematic

The District selected “Option N5” as its Preferred Schematic to proceed into Schematic Design. because this option best meets the District’s educational program and results in the most-favorable option for phased construction of an occupied building/site during construction. The proposed building orientation is on a desirable east-west axis offering optimal solar orientation, this option maximizes available site area for parking, roadways and play areas, and the building location will allow connections between the north fields, the south play areas, and the wooded area on the south-east corner of the site.

“Option R-1” was not selected by the District because it was determined that this option does not meet the educational program or the square footage required to deliver the desired curriculum.

“Option AR-2” was not selected by the District because it was determined that this option does not offer the opportunity to reconfigure and expand available site area for development, places the proposed bus loop in an undesirable location at the east (Horn Brook side) of the site resulting in a less-favorable split of the useable site. In addition, the proposed one-story plan is less efficient and makes grouping grades difficult and isolates one grade on the lower floor. This option also requires relocation and swing space for the entire school population during construction.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on March 30, 2022. At that meeting, members of the FAS discussed the following items: Appreciation of the District’s educational program including professional development practices and World Language offerings, consideration of schedule to allow flexible timing, staffing related to the Library/Media Center, safety and storage of materials and supplies for the art program, efficiency of the floor plan, the building’s connections to outdoor spaces, parking locations and green space, complexity of site circulation with multiple entrances, opportunities for further development of the proposed site plan, consideration of construction impacts to adjacent neighbors, differentiation between the main entrance and secondary entrance, opportunities to explore additional funding resources for technology, electric charging stations for staff and general use, and site considerations and potential challenges as it relates to current and future floodplain projections.

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 and meets the needs identified by the District.

- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) The District's Special Education submission 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.
- 4) 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.
- 5) 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.
- 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 Winchester be approved to proceed into Schematic Design to replace the existing Lynch Elementary School with a new facility serving students in Pre-kindergarten through grade 5 on the expanded existing site. If the District is approved by the Board to proceed into Schematic Design for this proposed project, and then is later considered by the Board for approval of a Project Scope and Budget Agreement and a Project Funding Agreement, the vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement, would be contingent upon the District gaining full ownership, control, and exclusive use of the portion of the project site that is not currently owned by the District, unless this condition is met prior to such vote.