

District: Town of Longmeadow
 School Name: Glenbrook Middle School
 Recommended Category: Preferred Schematic
 Date: October 23, 2024

Recommendation

That the Executive Director be authorized to approve the Town of Longmeadow (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to consolidate the student population of the existing Glenbrook Middle School and Williams Middle School and construct a new facility serving grades 6-8 on the site of the existing Williams Middle School. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	Town of Longmeadow
Elementary School(s)	Wolf Swamp Road Elementary School (PK-5) Blueberry Hill Elementary School (K-5) Center Elementary School (K-5)
Middle School(s)	Glenbrook Middle School (6-8) Williams Middle School (6-8)
High School(s)	Longmeadow High School (9-12)
Priority School Name	Glenbrook Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1967
Existing Square Footage	95,000
Additions	None
Acreage of Site	21 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> • Structural integrity • Mechanical systems • Electrical systems • Plumbing systems • 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
2023-2024 Enrollment	320 students
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> • 345 students at Glenbrook MS (grade configuration 6-8) • 665 students at consolidated Glenbrook and Williams MS (grade configuration 6-8) (Preferred Schematic)

District Information	
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 665 students in grades 6-8.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	July 19, 2023
Preferred Schematic Authorization	On October 30, 2024 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on June 25, 2025
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	50.57%

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers Project Leaders NE, LLC
Designer	Jones Whitsett Architects, Inc.

Discussion

The existing Glenbrook Middle School is a 95,000-square-foot facility located on a 21-acre site, currently serving students in grade 6-8. The original building was constructed in 1967, with no additions or renovations to the facility.

The District’s priority Statement of Interest (“SOI”) identified numerous deficiencies in the existing Glenbrook Middle School associated with the exterior envelope (windows, roof); lack of accessibility compliance; undersized classrooms; site conditions; building structure deterioration; non-compliance with current building codes; and mechanical, electrical, and plumbing systems that are outdated and failing.

As part of the District’s invitation into feasibility study, the MSBA accepted the District’s request to explore options that included a consolidation of the Glenbrook Middle School and the Williams Middle School student populations.

The existing Williams Middle School is a 74,000-square-foot facility located on a 16.6-acre site, currently serving students in grade 6-8. The building was constructed in 1959, with two temporary classrooms added on the east side of the school in 1988.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions of both facilities and their 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 ten (10) preliminary options that included: one (1) code upgrade/base repair, three (3) addition/renovation options, and six (6) new construction options. The following is a detailed list of the preliminary options considered:

Option	Description of Preliminary Options
Option 1	Code Upgrade/Base Repair for grades 6-8 with an enrollment of 345 students at the existing Glenbrook Middle School site; with an estimated project cost of \$80.1 million.
Option 2	Addition/Renovation for grades 6-8 with an enrollment of 345 students at the existing Glenbrook Middle School site; with an estimated project cost of \$112.7 million.
Option 3	New Construction for grades 6-8 with an enrollment of 345 students at the existing Glenbrook Middle School site; with an estimated project cost of \$104.5 million.
Option 4	New Construction for grades 6-8 with an enrollment of 345 students at the existing Williams Middle School site; with an estimated project cost of \$104.7 million.
Option 5	Addition/Renovation for grades 6-8 with an enrollment of 665 students at the existing Glenbrook Middle School site; with an estimated project cost of \$155.4 million.
Option 6	New Construction for grades 6-8 with an enrollment of 665 students at the existing Glenbrook Middle School site; with an estimated project cost of \$153.8 million.
Option 7	Addition/Renovation for grades 6-8 with an enrollment of 665 students at the existing Williams Middle School site; with an estimated project cost of \$153.5 million.
Option 8	New Construction for grades 6-8 with an enrollment of 665 students at the existing Williams Middle School site; with an estimated project cost of \$152.1 million.
Option 9	New Construction for grades 6-8 with an enrollment of 665 students at an alternate site referred to as Russell Fields; with an estimated project cost of \$148.2 million.
Option 10	New Construction for grades 6-8 with an enrollment of 665 students at an alternate site referred to as Turner Park; with an estimated project cost of \$149.1 million.

As a result of this analysis, the District determined that “Option 4” would not be considered for further evaluation because this option does not support the District’s desire to consolidate the district-wide middle school population into a singular building. Additionally, phasing would be required for this option, which would result in significant disruption to ongoing education during construction and requires the need for modular classrooms or temporary relocation to other facilities that would result in a longer construction timeline.

The District determined that “Option 9” would not be considered for further evaluation because this option is anticipated to result in an undesirable displacement of the highly utilized high school sports fields. Additionally, it is anticipated to create traffic congestion issues between two existing schools and a nearby shopping center.

The District determined that “Option 10” would not be considered for further evaluation because the District does not prefer to replace/relocate the athletic fields currently present on the existing site to a new location. Additionally, the District anticipates challenges associated with securing a municipal park for school use. Furthermore, the District cited the uncertainty of site control, wetland limitations, and grade conditions of Turner Park as reasons that make this location unfeasible as the site of their project.

Subsequent to the evaluation of preliminary options, the District renamed “Option 1” to “Option 1A”; and, “Option 8” to “Option 8A”.

Additionally, the following five (5) options were included for scope and budget cost comparison and are include in the final evaluation of options below:

- “Option 1B”: A code upgrade/base repair option for grades 6-8 for 345 students at the existing Williams Middle School;
- “Option 3B”: A new construction option for grades 6-8 for 345 students at the Glenbrook Middle School site without an auditorium;
- “Option 6B”: A new construction option for grades 6-8 for 665 students at the Glenbrook Middle School site without an auditorium;
- “Option 8B”: A new construction option for grades 6-8 for 665 students at the Williams Middle School site with a cafetorium; and,
- “Option 8C”: A new construction option for grades 6-8 for 665 students at the Williams Middle School site with a gymnasium.

MSBA staff and the District agreed to explore the following twelve (12) options for further development and consideration in the final evaluation and development of preliminary design pricing, as presented below, including: two (2) code upgrade/base repair options, three (3) addition/renovation options, and seven (7) new construction options.

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 1A: Code Upgrade at the Glenbrook MS	95,707	95,707 \$602/sq. ft.	N/A	\$8,001,283	\$65,616,897 \$686/sq. ft.	\$85,301,966
Option 1B: Code Upgrade at the Williams MS	75,800	75,800 \$602/sq. ft.	N/A	\$7,889,832	\$53,521,432 \$706/sq. ft.	\$69,577,862
Option 2: Addition/ renovation at the Glenbrook MS (345 students)	93,663	23,920 \$707/sq. ft.	69,743 \$756/sq. ft.	\$20,508,050	\$90,145,198 \$962/sq. ft.	\$117,188,757
Option 3: New construction at the Glenbrook MS site (345 students)	87,908	N/A	87,908 \$756/sq. ft.	\$18,519,791	\$84,978,239 \$967/sq. ft.	\$110,471,711
Option 3B: New construction at the Glenbrook MS site (345 students) (No auditorium)	80,438	N/A	80,438 \$742/sq. ft.	\$19,100,664	\$78,785,660 \$979/sq. ft.	\$102,421,358
Option 5: Addition/ renovation at the Glenbrook MS (665 students)	133,693	25,439 \$707/sq. ft.	108,254 \$742/sq. ft.	\$22,729,826	\$121,039,667 \$905/sq. ft.	\$157,351,567

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 6: New construction at the Glenbrook MS site (665 students)	135,534	N/A	135,534 \$756/sq. ft.	\$19,271,898	\$121,735,602 \$898/sq. ft.	\$161,006,283
Option 6B: New construction at the Glenbrook MS site (665 students) (No auditorium)	128,064	N/A	128,064 \$742/sq. ft.	\$19,909,951	\$114,933,439 \$897/sq. ft.	\$152,163,471
Option 7: Addition/ renovation at the Williams MS (665 students)	130,494	31,991 \$703/sq. ft.	98,503 \$734/sq. ft.	\$16,271,383	\$111,091,233 \$851/sq. ft.	\$144,418,603
<i>Option 8A: New construction at the Williams MS site (665 students) (with an auditorium)***</i>	<i>135,534</i>	<i>N/A</i>	<i>135,534 \$755/sq. ft.</i>	<i>\$14,408,990</i>	<i>\$116,787,308 \$862/sq. ft.</i>	<i>\$151,823,500</i>
Option 8B: New construction at the Williams MS site (665students) (with a cafetorium)	128,064	N/A	128,064 \$744/sq. ft.	\$15,015,859	\$110,326,210 \$861/sq. ft.	\$143,424,073
Option 8C: New construction at the Williams MS site (665 students) (with a gymatorium)	128,064	N/A	128,064 \$742/sq. ft.	\$15,037,400	\$110,100,332 \$860/sq. ft.	\$143,130,432

* *Marked up construction costs*

** *Does not include construction contingency*

******District's Preferred Schematic***

The District has selected “Option 8A” as the Preferred Schematic to proceed into Schematic Design because the District determined that consolidating the district-wide middle school student population best meets the needs of the District and their educational program. Specifically, this option was chosen by the District because the proposed design of “Option 8A” is anticipated to result in a building layout that would optimize their desired educational adjacencies, and includes an auditorium. Furthermore, the proposed construction would preferably occur at the front of the site near Williams Street, which would not require the relocation of students or require the costly addition of temporary modulars during construction. Lastly, the proposed building orientation of this option is expected to offer improved daylighting when compared to other scenarios, potentially resulting in an improved interior environment and reducing operational costs of the electrical and mechanical systems.

“Options 1A and 1B” were not selected by the District because the existing square footage of these buildings do not accommodate the spatial needs of the District’s desire to consolidate the district-wide middle school population into a singular building.

“Options 2, 3, and 3B” were not selected by the District because these options do not accommodate the District’s desire to consolidate the district-wide middle school population into a singular building. Additionally, the District indicated that these options require a substantial amount of phasing, which is

anticipated to not only extend the timeline of the project, but also result in significant disruption to ongoing education during construction and additional costs associated with adding temporary modular classrooms. Furthermore, “Option 3B” does not include an auditorium, which both existing middle schools currently offer and rely on for their Art programs.

Although “Option 5” meets the District’s desire to consolidate the district-wide middle school population, provides an overall square footage sufficient enough to accommodate the District’s preferred design enrollment, and includes an auditorium, this option was not selected due to concerns that it would result in an undesirable amount of increased traffic to the site. The site is located within a residential neighborhood consisting of narrow streets and no direct entrance from a main transportation artery. Additionally, it is anticipated that the presence of existing wetlands, the District’s desire to retain existing play fields in its present location, and the central location of the existing school will not provide adequate space for the necessary parking, circulation, and emergency vehicle access.

Although “Option 6” aligns with the District’s desire to consolidate the district-wide middle school population, results in an overall square footage sufficient enough to accommodate the District’s preferred design enrollment, and includes an auditorium, this option was not selected by the District due to several concerns. The proposed building location is anticipated to offer less shared use of facilities (athletic fields, arts & sciences resources, community meeting rooms, etc.) between the high school and the middle school populations when compared to the options proposed at the Williams Middle School site. Additionally, this option results in a less desirable central location when compared to options proposed at the Williams Middle School site, which is expected to result in less pedestrian and bike access. Furthermore, the presence of wetlands and the location of the existing playing field also limits the buildable area for a new building, requiring more complex phasing, an expected increase to the timeline of the project, a disruptive impact to the current student learning experience, and additional project costs associated with requiring temporary modular classrooms during construction.

Similarly, “Option 6B” was rejected despite meeting the District’s desire to consolidate the district-wide middle school population and providing an overall square footage sufficient enough to accommodate the District’s preferred design enrollment. This option was not selected by the District because the proposed building location is anticipated to offer less shared use of facilities (athletic fields, arts & sciences resources, community meeting rooms, etc.) between the high school and the middle school populations when compared to options proposed at the Williams Middle School site, and it does not include a desired auditorium. Additionally, this option results in a less desirable central location when compared to options proposed at the Williams Middle School site, which is anticipated to result in less pedestrian and bike access. Furthermore, the presence of wetlands and the location of the existing playing field limits the buildable area for a new building, requiring more complex phasing, an expected increase to the timeline of the project, a disruptive impact to the current student learning experience, and additional project costs associated with requiring temporary modular classrooms during construction.

Although “Option 7” results in the District’s desire to consolidate the district-wide middle school population, an overall square footage sufficient enough to accommodate the District’s preferred design enrollment, and includes an auditorium, this option was not selected by the District because this addition/renovation option limits the ability of the building layout as designed to optimize desired educational adjacencies. Additionally, this building design is anticipated to result in less desirable building energy performance associated with mechanical systems design compared to newly constructed building options.

Although “Option 8B” and “Option 8C” also result in the District’s desire to consolidate the district-wide middle school population and an overall square footage sufficient enough to accommodate the District’s preferred design enrollment, these options were not selected by the District primarily because neither include an auditorium, which currently exist in both the existing middle schools, and which the District has indicated is necessary for the delivery of their Arts programs.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on September 25, 2024. At that meeting, members of the FAS discussed the following items: appreciation of the District’s thoughtful Educational Program; the importance of continued input from educators, administrators, and other staff as the design develops; accessibility considerations for outdoor learning spaces; assignment procedures for guidance and adjustment counselors; the proposed auditorium as it relates to community use and middle school theater productions; the drop-off area and sheltered access to the building for individuals with limited mobility; indoor/outdoor connections, the location of the proposed fire lane, and the use of the proposed outdoor learning areas; consideration of geothermal wells and possible locations on the site; incorporation of lessons learned from the existing middle and high school facilities in the proposed design; considerations associated with the proposed consolidation; design concepts centered on middle school students, including interdisciplinary neighborhoods and opportunities for supervised independence; and, the view of the proposed building upon approach as well as further development of the scale and massing.

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, 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 will be completed 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) 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 Longmeadow be approved to proceed into Schematic Design to consolidate the student population of the existing Glenbrook Middle School and Williams Middle School and construct a new facility serving grades 6-8 on the site of the existing Williams Middle School.