

MEMORANDUM

TO: Board of Directors
FROM: Maureen G. Valente, Chief Executive Officer
John K. McCarthy, Executive Director, Deputy Chief Executive Officer
SUBJECT: MSBA Model School Program Recommendations
DATE: July 13, 2016

The purpose of this memorandum is to seek the Board of Directors approval of 12 project designs, as indicated on page 3, for the MSBA's Model School Program. The MSBA issued a Request for Qualifications ("RFQ") dated December 16, 2015, requesting project designs for consideration to be included in the Model School Program. In accordance with established practices, staff has completed its review of the Model School Program applications submitted by Designers in response to the RFQ. The information and recommendations below were presented at the Facilities Assessment Subcommittee meeting on June 15, 2016.

Background

The MSBA's Model School Program seeks to adapt and re-use the design of successful, recently constructed schools to meet the requirements of a school district that has been invited by the MSBA's Board of Directors to construct a new (versus renovated) school. Under the Model School Program, the MSBA intends to select from existing school designs meeting the appropriate criteria and to pre-qualify the designer of each selected Model School. The District, in collaboration with the MSBA, may then select one of the pre-qualified Model Schools and its designer. The school district will then enter into a contract with the selected designer for design services. It is anticipated that the list of pre-qualified Model Schools will be updated periodically.

The recommended Model Schools listed below meet the following minimum requirements:

1. The proposed Model Schools are new, PK-12 construction facilities, located within a 125 mile radius of Worcester, MA;
2. The proposed Model Schools were permitted using the 7th edition or 8th edition of the 780 CMR Massachusetts State Building Code;
3. The proposed Model Schools were registered with either U.S. Green Building Council "LEED-S" or Collaborative for High Performance Schools ("CHPS"), and;
4. The proposed Model Schools 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).

In addition, the recommended Model Schools were evaluated favorably using the following criteria:

1. Completeness of the requested submission materials;
2. The extent to which the schools can be adapted to other sites without substantial re-design or expense;
3. The extent to which the school classroom wing/areas may be adapted to a 20% addition and reduction in design enrollment by adding or reducing the number of classrooms. The Core Academic portion of the design can be adaptable to expansion or contraction to meet a specific design enrollment, with minimal re-design effort;
4. The extent to which the school may be adapted to variations in educational programs. In particular, the designs are adaptable to various teaching methodologies, grade configurations, class offerings, and reconfiguration of core classroom space with minimal re-design effort;
5. The extent to which the spaces in the schools allow for maximum flexibility for multiple and/or future uses;
6. The extent to which the designs include differentiated learning spaces and student and teacher collaboration areas;
7. The efficiency of the designs; how closely the schools conforms to current MSBA space summary guideline standards, including net square footage by category, total net square footage, total gross square footage, overall grossing factor (GSF/NSF) , and space utilization of capacity generating spaces;
8. The extent to which the schools incorporate energy efficiency and sustainable design elements, based on the current MSBA Sustainable Building Design Guidelines;
9. The schools' environmental qualities and natural lighting;
10. The extent to which the schools comply with the MSBA Guidelines for Science Labs in High School Facilities (if applicable);
11. The construction cost per gross square foot exclusive of site development, Furnishings, Fixtures & Equipment ("FF&E"), and soft costs;
12. The extent of change orders as a percentage of the original bid price (exclusive of Owner directed change orders or change orders related to differing or unforeseen site conditions);
13. The ability of the proposed design teams to comply with the goals of the Model School Program (design "best practices", accelerated production schedule, reduced fees, reduced change orders, etc.), based on previous project experience with MSBA; and,
14. Any other criteria that the MSBA deemed relevant to the evaluation of proposed Model Schools.

The MSBA received 20 responses to the RFQ on February 4, 2016. Staff reviewed each response in accordance with the above stated criteria. MSBA staff and its architectural consultant, STV, conducted visits to each of the schools. During the visits, the team sought to

receive input from the districts regarding the benefits of the building and to gain an understanding of any challenges associated with the building. Site visits were attended by several MSBA Board members and members of the Designer Selection Panel. In addition, regular updates regarding the Model School reviews and visits were provided at Facilities Assessment Subcommittee meetings (on February 24, 2016, March 9, 2016, and May 4, 2016) and were presented to the Designer Selection Panel Chair and Co-Chair on March 8, 2016 and June 7, 2016. A full presentation and staff recommendations were presented at the Facilities Assessment Subcommittee meeting on June 16, 2016.

Recommendation

Based on the review and findings described above staff recommends that the following 12 project designs be included in the Model School Program:

- Andover – Bancroft Elementary School, by Symmes Maini & McKee Associates
- Burlington – Memorial Elementary School, by Knight, Bagge & Anderson, Inc.
- Lexington – Joseph Estabrook Elementary School, by DiNisco Design Partnership
- New Bedford – Lincoln Elementary School, by Mount Vernon Group Architects, Inc.
- Norfolk – Freeman-Kennedy Elementary School, by Flansburgh Architects
- Hudson – Quinn Middle School, by OMR Architects, Inc.
- Shrewsbury – Sherwood Middle School, by Lamoureux Pagano & Associates, Inc.
- Longmeadow High School, by OMR Architects, Inc.
- Grafton High School, by Symmes Maini & McKee Associates
- Monomoy Regional High School, by Mount Vernon Group Architects, Inc.
- Hanover High School, by HMFH Architects
- Uxbridge High School, by Raymond Design Associates, Inc.

The following eight project designs, which were submitted for consideration, are not recommended to be included in the Model School Program:

- Ashburnham-Westminster – John R. Briggs Elementary School, by Lamoureux Pagano & Associates, Inc.
- Belmont – Wellington Elementary School, by Jonathan Levi Architects
- Billerica – Parker Elementary School, by Symmes Maini & McKee Associates
- Douglas Elementary School, by DiNisco Design Partnership
- Berlin-Boylston – Tahanto Regional Middle/High School, by HMFH Architects
- Duxbury Middle/High School, by Mount Vernon Group Architects, Inc.
- Wellesley High School, by Symmes Maini & McKee Associates
- Hampden-Wilbraham – Minnechaug Regional High School, by Mount Vernon Group Architects