

District: Fairhaven
 School Name: Rogers Elementary School
 Recommended Category: Preferred Schematic
 Date: June 8, 2011

Recommendation:

That the Executive Director be authorized to approve the Town of Fairhaven, as part of its Invitation for Feasibility Study, to proceed into schematic design to build a new Elementary School to house the students from the Wood and Rogers schools as part of the MSBA's Model School Program. MSBA staff has reviewed the District's feasibility study and accepts the District's preferred solution to build a new Elementary School on the site of the existing Wood Elementary School.

District Information	
District Name:	Town of Fairhaven
Elementary Schools:	(3) – East Fairhaven Elementary (PK-5) – Rogers Elementary (K-5) – Wood Elementary (K-5)
Middle Schools:	Hastings Middle School (6-8)
High School:	Fairhaven High School (9-12)
Priority School Name:	Rogers Elementary
Type of School:	Elementary
Grades Served:	K-5
Year Opened:	1885
Total Square Footage:	50,000 sf
Additions:	1 (1957) – Modularity are also utilized
Acreage of Site(s):	3 Acres (Rogers); 11.4 Acres (Wood)
Building Issues:	The District noted deficiencies in the following areas: - Exterior walls - Roof - HVAC - Plumbing - Electrical - Fire protection, - Accessibility - Roof In addition to the physical plant issues, the District reported educational disparity across the district, insufficient spaces for art, music, SPED, cafeteria, and science.
Original Design Capacity:	Unknown
2010-2011 Enrollment:	226 Rogers Elementary 233 Wood Elementary
Agreed Upon Enrollment:	K-5 (370); K-6 (510)
Enrollment Specifics:	Design Enrollment of 370 for K-5 (Plus 50 Pre-K students)

MSBA Board Votes	
Invitation to Feasibility Study:	November 28, 2007 Board Meeting
Preferred Schematic Authorization:	June 8, 2011 Board Meeting
Project Scope & Budget Authorization:	District anticipates being on the September 2011 Board agenda
Reimbursement Rate Before Incentives	54.79%

Consultants	
Owners Project Manager:	Daedalus Projects, Inc.
Designer:	HMFH Architects, Inc.

Discussion

The existing Rogers Elementary School, the District’s prioritized Statement of Interest, is composed of two buildings totaling 50,000 square feet and is located on a three-acre site. The original Victorian style wood and brick masonry facility was built in 1885 with an addition built in 1957. Also, three modular classroom structures are utilized to the south of the 1957 addition. The Rogers Elementary School is located near the center of town and is recognized as a significant building within the town and is an important historic resource for Fairhaven.

The District first considered student assignments within the District, potential opportunities for tuition agreements with adjacent districts, and the use of existing educational space through leasing or acquisition, and has determined that none of these options is viable due to the age and inadequacies of the existing buildings and the educational disparities currently within the District.

The District initially considered nine preliminary options, which were compared and evaluated and narrowed down to four options. Based upon the estimated costs and the evaluation summarized in Table 1 below, the District and its Designer have determined that the most cost effective solution that best addresses educational disparity in the District and provides the most sustainable and cost-effective solution for delivery of the educational program is Option A, which combines the student population of the existing Rogers and Wood Elementary Schools into a new facility designed for 370 students serving grades K-5 on the site of the existing Wood School.

The District prefers Option A for the following reasons:

- Meets the needs of the educational program and eliminates existing educational disparity within the District;
- Provides the needed number of classrooms in a single facility that is educationally viable and more cost efficient to operate and maintain;
- Addresses the local site concerns including traffic and site circulation better than the Rogers site;
- Provides flexibility for future expansion; and
- Completes the District’s capital program to address elementary school needs.

Based upon the District’s determination that a single school solution best meets its educational and operational needs, and the District’s participation in the MSBA’s designer/model school selection

process for model elementary schools held on November 1, 2010, the Town of Fairhaven has requested the MSBA to consider the District for an invitation to participate in the Model School Program for the District's preferred model school, the East Fairhaven Elementary School designed by HMFH Architects, Inc. – Option A.

Table 1 – Summary of Preliminary Design Pricing

Option (Description)	Enrollment (Grades)	Total Gross SF	SF of Renovated Space (Cost/SF)	SF of New Construction (Cost/SF)	Estimated Total Construction (Cost/SF)
Option A* <i>New Model School @ Wood ES Site</i>	<i>K-5: 370 + 50 PreK</i>	<i>76,830 SF</i>	<i>n/a</i>	<i>76,830 SF (\$245/SF)**</i>	<i>\$18,860,228 (\$245/SF)</i>
Option B Two School Add/Reno	K-5: 370 + 50 PreK	111,078 SF	-	-	\$27,536,067
Option B1-Rogers	+/- 210	64,778 SF	25,000 SF (\$238/SF)	39,778 SF (\$276/SF)**	\$16,939,575 (\$262/SF)
Option B2-Wood	+/- 210	46,300 SF	32,296 SF (\$173/SF)	14,004 SF (\$357/SF)**	\$10,596,492 (\$229/SF)
Option C Rogers 2-story add/reno	K-5: 370 + 50 PreK	80,487 SF	25,000 SF (\$236/SF)	55,487 SF (\$227/SF)**	\$18,508,000 (\$230/SF)
Option D Rogers 3-story add/reno	K-5: 370 + 50 PreK	80,487 SF	25,000 SF (\$236/SF)	55,487 SF (\$242/SF)**	\$19,308,000 (\$240/SF)

**District's Preferred Option*

***Site costs included with new construction*

On May 11, 2011, the District presented the nine options reviewed as part of the feasibility study to the MSBA's Facilities Assessment Subcommittee. At that meeting, the MSBA raised some questions and concerns and asked the District to confirm the costs and square foot prices represented in the summary presented and prepare a detailed operational budget comparing the operational costs associated with one combined school versus two schools. In response to the MSBA's questions, the District and its consultants submitted a revised summary of costs with their revised estimates, as presented in Table 1 above.

MSBA staff has reviewed and discussed the options, corresponding space summaries and cost estimates with the District and the Designer to better understand which educational program and option is most beneficial and efficient for the Town of Fairhaven to deliver its educational curriculum. Given that the Town already has voted in support of a new school and that the cost estimates for the proposed new option and the one-school addition/renovation options are so close, MSBA staff accepts the Designer's feasibility study related submissions that identify the options that have been explored on behalf of the District and recommends approval of the preferred option selected by the District, Option A.

MSBA has reviewed the conclusions of the Feasibility Study and the enrollment data with the District and found:

- 1) All initial paperwork required has been processed including an executed Initial Compliance Certification, the composition of the School Building Committee and the enrollment information.
- 2) MSBA has completed an enrollment projection and has reached a mutual agreement with the District of a total design enrollment of 370 students for grades K-5, and finds the District's inclusion of PreK spaces for 50 students acceptable.
- 3) MSBA reviewed the feasibility study and subsequent material and finds that the options investigated were sufficiently comprehensive in their scope, that the approach undertaken in this study was appropriate, and that the District's preferred option is reasonable and cost effective.
- 4) An operational budget for educational objectives and a capital budget have been submitted to the MSBA for review.

Based on the review outlined above, staff recommends that the Town of Fairhaven be approved to participate in the MSBA's Model School Program for a new Elementary School serving grades K-5 (plus Pre-K).