

District: Winthrop  
 School Name: Winthrop High School  
 Recommended Category: Feasibility Study  
 Date: July 27, 2011

Recommendation:

That the Executive Director be authorized to approve the Town of Winthrop, formerly in the repair assessment category of the MSBA's Capital Pipeline, to collaborate with the MSBA to conduct a Feasibility Study at Winthrop High School. Based on the Town's need to investigate solutions that best suit its educational program and resolve deficiencies at both the High School and Middle School, MSBA staff recommends that the Board of Directors authorize the Executive Director to invite the Town of Winthrop to collaborate with the MSBA to conduct a Feasibility Study at Winthrop High School, which will include an option for the study of a combined middle/high school, to determine the most educationally appropriate and cost effective solution that will meet the needs of the Town's students in grades 6-12.

<b>District Information</b>	
District Name:	Town of Winthrop
Elementary Schools:	(2) – William P. Gorman/Fort Banks Elementary School (PK-2) – Arthur T. Cummings Elementary School (3-5)
Middle School:	(1) – Winthrop Middle School (6-8)
High School:	(1) – Winthrop High School (9-12)
Priority School Name:	Winthrop High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1965
Total Square Footage:	115,153
Additions:	None
Acreage of Site:	9.5 acres
Building Issues:	The District noted deficiencies with the following: <ul style="list-style-type: none"> <li>- Lighting;</li> <li>- Windows;</li> <li>- Heating system;</li> <li>- Ceilings;</li> <li>- Electrical; and</li> <li>- Accessibility</li> </ul> In addition to the physical plant issues, the District reported that the lack of modernization and inadequate classroom sizes inhibit delivery of their educational program.
Original Design Capacity:	Approximately 725 under current use
2010-2011 Enrollment:	Middle School 460 High School 539
Agreed Upon Study Enrollment:	To Be Determined

<b>District Information</b>	
Enrollment Specifics:	To Be Determined

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study for a Potential Repair:	October 28, 2007
Re-categorization to Feasibility Study:	July 27, 2011
Preferred Schematic Authorization:	To Be Determined
Project Scope & Budget Authorization:	To Be Determined
Reimbursement Rate without incentives:	56.26%

<b>Consultants</b>	
Owner's Project Manager:	Skanska USA Building, Inc.
Designer:	To Be Determined

Discussion:

On October 28, 2007, the MSBA Board of Directors voted to invite the Town of Winthrop to collaborate with the MSBA on a Feasibility Study that would explore potential repairs to Winthrop High School to determine the most educationally appropriate and cost effective solution to the buildings needs. Since that time, the District has identified concerns with both the Winthrop High School and the Winthrop Middle School, including a lack of modernization that limits the District's ability to deliver its educational program.

The MSBA received a letter on March 3, 2011 from the Town of Winthrop, which stated that since the MSBA's invitation, conditions at both the High School and Middle School have deteriorated. According to the District, both facilities are aging, with significant space, compliance, and accessibility issues. The District is requesting consideration to be re-catergorized from repair to Feasibility Study in order to include the study of a combined middle/high as one of the options to be studied. After receiving the March 3<sup>rd</sup> letter, the MSBA visited both the High School and Middle School and found that both schools have issues that are common in forty-year-old buildings, including building systems that are close to reaching the end of their useful life, and as a result of these issues, the District is struggling to deliver its desired educational program. The District is aware that a potential combined middle/high school solution would cost significantly more than the District's original \$26 million estimate for repairs to the High School, and the District understands that it will need to perform significant outreach to determine community support for the possibility of a larger project.

Based on correspondence with the District and site visits to the Middle School and High School, staff recommends that the Town of Winthrop, formerly in the repair assessment category of the MSBA's Capital Pipeline, be re-classified and invited to collaborate with the MSBA to conduct a Feasibility

Study to explore potential solutions to the High School's deficiencies, including a potential combined middle/high school, and determine the most educationally appropriate and cost effective solution.