

District: Town of Milford  
 School Name: Woodland Elementary School  
 Recommended Category: Preferred Schematic  
 Date: September 25, 2013

**Recommendation**

That the Executive Director be authorized to approve the Town of Milford as part of its Invitation to Feasibility Study, to proceed into schematic design to replace the existing Woodland Elementary School on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution to replace the existing Woodland Elementary School with a new facility on the existing site for grades 3-5.

<b>District Information</b>	
District Name	Town of Milford
Elementary School(s)	Shining Star Early Childhood Center (PK) Brookside Elementary School (K-2) Memorial Elementary School (K-2) Woodland Elementary School (3-4)
Middle School(s)	Milford Middle School East (8) Stacy Middle School (5-7)
High School(s)	Milford High School (9-12)
Priority School Name	Woodland Elementary School
Type of School	Elementary School
Grades Served	3-4
Year Opened	1977
Existing Square Footage	67,848
Additions	N/A
Acres of Site	22 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> <li>- Structural integrity</li> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Envelope</li> <li>- Windows</li> <li>- Accessibility</li> </ul> <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program and that there is existing and projected overcrowding.</p>
Original Design Capacity	632
2012-2013 Enrollment	621
Agreed Upon Enrollment	985
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 985 students serving grades 3-5.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	July 25, 2012
Preferred Schematic Authorization	On October 2, 2013 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on January 29, 2014
Reimbursement Rate Before Incentives	55.63%

<b>Consultants</b>	
Owner's Project Manager	Joslin, Lesser + Associates, Inc.
Designer	HMFH Architects, Inc.

## **Discussion**

The existing Woodland Elementary School is a 67,848 square foot (“sf”) facility located on a 22 acre site located at 10 North Vine Street in the Town of Milford. The existing facility currently houses grades 3-4.

The original school building was constructed in 1977. Although no major renovations or additions have been performed at this facility, the roof was replaced in 2004 and the boilers were replaced in 2006. The District identified numerous deficiencies in its Statement of Interest (“SOI”) including obsolete mechanical, electrical and plumbing systems, lack of a fire suppression system, and lack of handicapped accessibility. As a part of a district-wide consolidation, the District proposed to reconfigure various school facilities by, in part, closing the Milford Middle School East building and adding 5<sup>th</sup> grade to the Woodland Elementary School.

As part of assessing this proposed project, the design team performed an evaluation of all major building systems and concluded that, in addition to the deficiencies noted in the SOI, the plumbing, main electrical service components, and the fire alarm systems are at the end of their useful lives. This evaluation noted that the facility does not have a fire sprinkler system, the building’s exterior envelope would require substantial modifications to comply with current energy efficiency standards, and the level of renovations required to bring the building to compliance with current building codes would trigger upgrades to the structural framing and foundation systems. Further, the existing site includes a storm water detention pond and surrounding vegetated wetlands areas that limit construction to outside the central portion of the site.

In conjunction with its consultants, the District performed a comprehensive assessment of 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 four preliminary options that included a base repair option, an addition/renovation option and two new construction options. The following is a list of the preliminary alternatives considered;

Option	Description of Preliminary Options
1	Base repair/code upgrade
2	Two story addition with renovations to the existing one story building
3	All new three story construction on existing parking lot
4	All new three story construction on existing playfields

Upon further review, MSBA staff and the District agreed to four final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below.

### Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sf)	Estimated Total Project Costs
Option 1: Base Repair	67,848	67,848 \$298/sf	-	\$2,896,857	\$23,139,154 \$341/sf	\$28,923,943
Option 2: Addition/Renovation	137,318	48,279 \$280/sf	89,039 \$354/sf	\$5,880,118	\$50,905,589 \$371/sf	\$63,631,986
Option 3: New Construction on parking site	132,539	-	132,539 \$323/sf	\$6,576,855	\$49,348,118 \$372/sf	\$61,685,148
<b>Option 4***: New Construction on fields site</b>	<b>132,539</b>	<b>-</b>	<b>132,539</b> <b>\$323/sf</b>	<b>\$6,249,013</b>	<b>\$49,046,445</b> <b>\$370/sf</b>	<b>\$61,308,056</b>

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\*District's preferred option

The District selected "Option 4," a new facility located on the current athletic field portion of the existing site as the preferred solution to proceed into schematic design. The District determined that "Option 4" is the most educationally-appropriate and cost-effective solution because the repair option did not meet the needs of the educational program, the addition/renovation option required a lengthy construction duration and only marginally met the educational program (any significant addition to the existing building would be limited due to the surrounding site limitations noted above), and the new construction option located on the parking site was more intrusive to the existing campus operation and had a slightly longer construction duration than the preferred option. In addition, "Option 4" is the most cost-effective alternative of the three options that meets the needs of the educational program.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on September 11, 2013. At that meeting, members of the FAS raised a number of issues including the district-wide consolidation of school facilities, grade reconfiguration of the Woodland Elementary School and associated closure of the Milford Middle School East building,

cost implications to the District associated with past projects that have received state funding for improvements, and the functional relationships and adjacencies of the preferred option site development related to the parent drop-off and pick-up lanes, parking configuration, bus lanes, pedestrian access, proximity of accessible parking spaces to the building entry, and proximity of the playfields to the building's athletic functions. The District acknowledged cost implications to the Town associated with demolishing and/or closing facilities that have received state funding for past improvements. At the conclusion of the Schematic Design Phase, the MSBA will determine the appropriate amount of state funding that will be recovered for these projects.

MSBA staff reviewed the conclusions of the Feasibility Study, all subsequent submittals, and the enrollment data with the District and found:

- 1) MSBA has completed an enrollment projection and has reached a mutual agreement with the District for a design enrollment of 985 students for the Woodland Elementary School.
- 2) MSBA reviewed the Feasibility Study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred solution is reasonable and cost-effective and meets the needs identified by the District.
- 3) The District's schematic design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the schematic design submittal prior to 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, with the exception of variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design Phase.
- 5) MSBA staff will determine the extent of recovery and effect on the MSBA grant associated with demolishing and/or closing facilities as part of the MSBA review of the District's schematic design submittal.
- 6) The District must provide a not-to-exceed Total Project Budget and a completed MSBA Budget Statement for MSBA review.

Based on the review outlined above, staff recommends that the Town of Milford be approved to proceed into schematic design to replace the existing Woodland Elementary School on the existing site with a new facility for grades 3-5.