

District: Stoneham
 School Name: Stoneham Middle School
 Recommended Category: Feasibility Study
 Date: June 8, 2011

Recommendation:

That the Executive Director be authorized to approve the Town of Stoneham, formerly in the repair assessment category of the MSBA's Capital Pipeline, to collaborate with the MSBA to conduct a Feasibility Study at Stoneham Middle School. MSBA staff has reviewed the Pre-Feasibility Study report and accepts the District's conclusion of the need to conduct a more comprehensive Feasibility Study.

District Information	
District Name:	Town of Stoneham
Elementary Schools:	(4) – Center Elementary School (K-5) – Colonial Park Elementary School (Pre-K-5) – South Elementary School (K-5) – Robin Hood Elementary School (K-5)
Middle Schools:	(1) – Stoneham Middle School (6-8)
High School:	(1) – Stoneham High School (9-12)
Priority School Name:	Stoneham Middle School
Type of School:	Middle School
Grades Served:	6-8
Year Opened:	1954
Total Square Footage:	115,980
Additions:	1963 small classroom and locker room addition
Acreage of Site:	9
Building Issues:	The District noted deficiencies in the following areas: - Original mechanical systems still in use - Inadequate parking for both staff and service vehicles - ADA compliance issues In addition to the physical plant issues, the District reported that the facility does not provide an energy-efficient, modern environment that is conducive to delivering educational services to students.
Original Design Capacity:	711 (approximately)
2010-2011 Enrollment:	589
Agreed Upon Study Enrollment:	585 (6-8 grade configuration) 1,280 (6-12 grade configuration)
Enrollment Specifics:	The District and MSBA have agreed that the design of alternatives which may be evaluated as part of the Feasibility Study for the Proposed Project at the Stoneham Middle School shall be based in accordance with 585 students for a grade 6-8 configuration and 1,280 students for a grade 6-12 configuration. Based on the conclusions of the Pre-Feasibility the MSBA is collaborating with

District Information	
	the District to establish a mutually agreeable study enrollment for grades 5-8 to inform the Feasibility Study for the Proposed Project.

MSBA Board Votes	
Invitation to Feasibility Study for a Potential Repair:	September 30, 2009
Recategorization to Feasibility Study:	June 8, 2011
Preferred Schematic Authorization:	District is targeting Board Authorization on September 28, 2011
Project Scope & Budget Authorization:	District is targeting Board Authorization in January, 2012
Preliminary reimbursement rate	50.58%

Consultants	
Owners Project Manager:	Joslin, Lesser + Associates, Inc.
Designer:	Tappe Associates, Inc.

Discussion:

In its Statement of Interest (“SOI”), the District identified concerns with the Stoneham Middle School that included mechanical system deficiencies that result in an energy-inefficient facility not conducive to delivering educational services to students. On September 30, 2009, the MSBA Board of Directors voted to invite the Stoneham Middle School into the Feasibility Study for a Potential Repair Category.

On June 23, 2010, MSBA staff visited Stoneham’s nine schools to better understand facility use and existing excess capacity throughout the District. During that visit, MSBA staff and the District discussed additional deficiencies at the Middle School as well as the District’s potential options to address its programmatic concerns. Based on these visits and discussions with the District, MSBA staff required the selected OPM to conduct a Pre-Feasibility Study to determine the extent of potential excess capacity within the District and to perform a preliminary investigation of potential options that would increase utilization of the District’s existing facilities. The findings of the Pre-Feasibility Study informed the scope of work associated with the Feasibility Study for the Proposed Project.

The Pre-Feasibility Study dated January 14, 2011 evaluated capacity at each facility and analyzed eight options:

- Option 1 (renovate the existing 6-8 middle school, project cost \$39.2 million) – provides excessive capacity and was deemed to be inefficient and expensive.

- Option 2 (replace the existing 6-8 facility with a new 6-8 facility, project cost \$37.7 million) – provides excessive capacity and was more expensive than the recommended options.
- Option 3 (repurpose the new Central Elementary School into a 6-8 middle school, relocate PK-5 to other existing facilities, no cost generated) – not feasible, as the capacity at the existing Central Elementary School would not fit the 6-8 enrollment, and the other existing facilities would not accommodate this option without additions.
- Option 3A (construct an addition and repurpose the new Central Elementary School into an expanded 6-8 middle school, relocate PK-5 to other existing facilities, project cost \$18.9 million) – provides the required size for 6-8, although the other existing facilities would still not allow this option without additions.
- Option 3B (construct an addition and repurpose the new Central Elementary School into an expanded 5-8 middle school, relocate PK-4 to other existing facilities, project cost \$28.5 million) – resolves the capacity issues at the other existing facilities, and provides space for the 5-8 population.
- Option 4 (construct a new 6-8 middle school addition on the existing high school, project cost \$35.8 million) – reduces required area with some shared spaces but does not reduce the current system’s excess capacity; exacerbates existing traffic congestion.
- Option 4A (construct a new 7-8 addition on the existing high school site, grade PK-6 distributed to the existing 4 elementary school facilities, project cost \$25.1 million) – the existing elementary school facilities do not have adequate area for this option.
- Option 5 (renovate and construct an addition to the existing old Central Elementary School making it into a 6-8 MS, project cost \$34.1 million) – would require extensive renovations.

The Pre-Feasibility Study capacity analysis concluded that the Stoneham elementary schools have excess capacity, although not enough excess capacity to eliminate any one facility; however, various grade reconfigurations were considered that would allow for more efficient use of existing elementary school facilities. The eight options reviewed in the Pre-Feasibility Study considered three potential grade configurations, including a proposed middle school project serving grades 5-8, 6-8, and 7-8. The District and its consultants have recommended that Options 3B and 4 be further studied by the Designer to inform a more detailed analysis which may result in more options based on the following two concepts:

- Options that include an addition and renovation project at the existing Central Elementary School to create a middle school to serve grades 5-8 which, through redistricting the current PK-4 population currently housed at the Central Elementary School to the other elementary schools, would increase utilization of the existing elementary school capacity; and
- Options that include serving grades 6-8 either with a stand-alone building adjacent to the high school or additions to the existing high school that would allow for efficiencies through shared core spaces.

Based on the review outlined above, staff recommends that the Town of Stoneham, formerly in the repair assessment category of the MSBA’s Capital Pipeline, be reclassified and be invited to collaborate with the MSBA to conduct a Feasibility Study at Stoneham Middle School. MSBA staff reviewed the Pre-Feasibility Study report and accepts the District’s conclusion of the need to conduct a more comprehensive Feasibility Study.