

District: Weston
 School Name: Field Elementary School
 Recommended Category: Preferred Schematic
 Date: June 8, 2011

Recommendation:

That the Executive Director be authorized to approve the Town of Weston, as part of its Invitation for Feasibility Study, to proceed into schematic design to replace the existing school with the construction of a new Field Elementary School on the existing site. MSBA staff has reviewed the feasibility study and accepts the District's preferred solution to replace the existing school with the construction of a new Field Elementary School to serve grades 4 and 5 on the existing site.

District Information	
District Name:	Town of Weston
Early Childhood/Elementary Schools:	(2) – Country Elementary (Pre-K-3) – Woodland Elementary (Pre-K-3)
Elementary Schools:	(1) – Field Elementary (4-5)
Middle Schools:	(1) – Weston Middle (6-8)
High School:	(1) – Weston High (9-12)
Priority School Name:	Field Elementary School
Type of School:	Elementary School
Grades Served:	4-5
Year Opened:	1950
Total Square Footage:	61,200
Additions:	none
Acreage of Site:	46
Building Issues:	<p>The District noted deficiencies in the following areas:</p> <ul style="list-style-type: none"> - Exterior walls - HVAC - Accessibility - Roof <p>In addition to the physical plant issues, the District reported severe overcrowding and educational spaces that do not support delivery of its curriculum.</p>
Original Design Capacity:	414 (approximately)
2010-2011 Enrollment:	364
Agreed Upon Enrollment:	355
Enrollment Specifics:	The District and MSBA have reached a mutually agreed upon design enrollment of 355 students serving grades 4-5.

MSBA Board Votes	
Invitation to Feasibility Study:	September 30, 2009

Preferred Schematic Authorization:	June 8, 2011
Project Scope & Budget Authorization:	District is targeting Board Authorization on September 28, 2011.
Preliminary reimbursement rate	31.00%

Consultants	
Owners Project Manager:	Compass Project Management, Inc.
Designer:	Jonathan Levi Architects, LLC

Discussion

The existing Field Elementary School, the District's prioritized Statement of Interest, is a well maintained, 130,000 square foot, two-story facility with a basement level that was built in 1950 and is located on approximately 46 acres. The School is located within the School Street Historic District, which has been recognized by the Town and State since 2003. The project team presented the project to the Weston Historical Commission on April 6, 2011 and submitted a Project Notification Form to the Massachusetts Historical Commission ("MHC") on April 14, 2011. A final determination from the MHC is pending, and final resolution of this issue would be required before the MSBA would put forward a recommendation for a project scope and budget agreement. The Field School is one of four Town buildings in a campus setting, and it shares vehicular circulation, open space and limited parking with these other three buildings, the Woodland School, Community Center and Case House. The open space also provides sports fields and is adjacent to the Weston Community Center. A large septic leaching field on the site serves all four of these buildings.

The District considered student assignments within the District, potential opportunities for tuition agreements with adjacent districts, the use of existing educational space through leasing or acquisition, and the use of existing town-owned facilities and determined that none of these options is viable. In conjunction with the design team, the District performed a comprehensive assessment of the existing conditions and the existing educational program of Weston Field Elementary School, receiving input from educators, administrators, community members, and facilities personnel. Based on the findings of this effort, the District and its design team submitted five viable options to the MSBA, including one addition/renovation option, Option A, that would bring the building within code compliance, address building deficiencies, and update programming space needs as identified in the submitted space summary; and four new construction / replacement options, Options B through E.

On April 20, 2011, the District presented these five options to the MSBA Facilities Assessment Subcommittee ("FAS"). At that meeting, the MSBA raised a number of concerns and asked the District to appear at a second FAS meeting on May 11, 2011 to: 1) provide further clarification regarding the estimated construction costs for the renovation versus the replacement construction and the cost of building on the sloped area; 2) address the efficiency of the proposed layout and the long-term maintenance of the proposed multiple courtyards in the District's preferred option, option B; 3) explain the need for a larger gymnasium; 4) determine whether the preferred schematic would be a one or two story building; and 5) provide additional information regarding

the proposed layout and how it supports current and potential future educational needs. Subsequent to the April meeting, the District developed an additional alternative, Option F, which the District presented to the FAS as its preferred solution at the May meeting. Based upon the estimated costs and evaluation summarized in Table 1, the District and its Designer determined that the most cost effective solution that meets the District's educational needs and priorities is Option F.

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 Renovation & Addition	355 students Grades 4-5	75,722 s.f.	61,484 s.f. \$284/s.f.	14,238 s.f. \$306/s.f.	\$21,829,812 \$288/s.f.
Option B (1 story new school)	355 students Grades 4-5	66,226 s.f.	None	66,226 s.f. \$324/s.f.	\$21,470,238 \$324/s.f.
Option C (2 story new school)	355 students Grades 4-5	67,685 s.f.	None	67,685 s.f. \$326/s.f.	\$22,040,122 \$326/s.f.
Option D (1 story new school)	355 students Grades 4-5	66,316 s.f.	None	66,316 s.f. \$319/s.f.	\$21,145,767 \$319/s.f.
Option E (2 story new school)	355 students Grades 4-5	67,400 s.f.	None	67,400 s.f. \$323/s.f.	\$21,798,708 \$323/s.f.
Option F** <i>(1 story new school)</i>	355 students Grades 4-5	65,650 s.f.	None	65,650 s.f. \$327/s.f.	\$21,489,772 \$327/s.f.

* Includes site and demolition as applicable

** District's Preferred Option

Evaluation of the options listed above indicates that, although Option A addresses the needs of the District, a technical evaluation of the facility showed that only a small portion of the existing building could be maintained, mitigating the benefits of any residual value in the existing structure. The renovation and addition option required major structural reinforcements and resulted in a larger facility because below-grade portions of the existing facility were unsuitable for reuse as educational spaces. Both issues contributed to higher costs for this renovation option.

The District has selected a one-story new building option, Option F, as the preferred solution to proceed into schematic design. The District believes that Option F best meets the needs of the District's educational program and proposes to produce an energy-efficient facility that addresses the deficiencies identified in the Statement of Interest.

MSBA staff has reviewed and discussed the options and corresponding space summaries with the District and the Designer to better understand which educational program is most beneficial and

efficient for the Town of Weston in accordance with MSBA guidelines. After review, MSBA staff accepts the Designer's feasibility study submission that identifies the options that have been explored on behalf of the District and the preferred solution selected by the District.

MSBA staff have reviewed the conclusions of the feasibility study, all subsequent submittals, 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 for a design enrollment of 355 students for the Field Elementary School.
- 3) 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.
- 4) An operational budget for educational objectives and a capital budget have been submitted to the MSBA for review.
- 5) 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.
- 6) The District's schematic design submittal will only be accepted and reviewed by the MSBA after a final determination has been made by the MHC that the proposed project can proceed as designed.
- 7) The MSBA is concerned about the proposed construction cost presented in the District's feasibility study. The MSBA expects the District to refine the design, provide further detail regarding the estimated costs, and to ultimately bring the project more in line with MSBA levels of funding. Also, the MSBA has requested that the District submit additional information regarding the use of the adjacent field, including the extent to which it is required by the District's educational program. This information is important as it directly relates to the need to demolish the existing school and whether the MSBA would participate in any such demolition. The MSBA and the District will work during schematic design to establish a maximum project budget to inform any potential project scope and budget agreement for the proposed project.
- 8) The MSBA will participate in a project that includes a gym that exceeds MSBA guidelines only if the proposed new building does not exceed 65,390 gsf, does not sacrifice delivery of the District's educational program, and does not sacrifice school functionality and circulation, as determined by the MSBA.

Based on the review outlined above, staff recommends that the Town of Weston be approved to proceed into schematic design to replace the existing school with the construction of a new 4-5 Field Elementary School on the existing site.