

District: Town of Granby
 School Name: West Street Elementary School
 Recommended Category: Preferred Schematic
 Date: July 30, 2015

Recommendation

That the Executive Director be authorized to approve the Town of Granby, as part of its Invitation to Feasibility Study, to proceed into Schematic Design for an addition and renovation project at the existing East Meadow School that will relocate PK-3 students currently attending the existing West Street Elementary School and combine grades PK-6 at the East Meadow School. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

District Information	
District Name	Town of Granby
Elementary Schools	West Street Elementary School (PK-3) East Meadow School (4-6)
Middle School(s)	N/A
High School	Granby Junior Senior High School (7-12)
Priority School Name	West Street Elementary School
Type of School	Elementary School
Grades Served	PK-3
Year Opened	1941
Existing Square Footage	44,139
Additions	1951: Six classrooms and administrative offices added 1956: Eight classrooms, gymnasium, kitchen, cafeteria
Acreage of Site	13.4 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Plumbing systems - Windows - Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2014-2015 Enrollment	242 students
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> - 215 students (grade configuration K-3) - 430 students (grade configuration K-6) (<i>Preferred Solution</i>)
Enrollment Specifics	Contingent upon the Board’s approval of the preferred solution, the District will sign a Design Enrollment Certification of 430 students in grades K-6, for a project that will serve grades PK-6.

MSBA Board Votes	
Invitation to Eligibility Period*	January 30, 2013
Invitation to Feasibility Study	November 20, 2013
Preferred Schematic Authorization	On August 6, 2015 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on January 27, 2016
Feasibility Study Reimbursement Rate (<i>Incentives points are not applicable</i>)	57.11%

**In November of 2007, the District was invited to study the existing Granby Junior Senior High School which was approved by the MSBA Board of Directors in September 2010 for Project, Scope, and Budget. Subsequently, the District failed to secure local authorization for funding and was removed from the Capital Pipeline in November 2010.*

Consultants	
Owner's Project Manager	Colliers International
Designer	Jones Whitsett Architects, Inc.

Discussion

The existing West Street Elementary School is a 44,139 square foot facility located on a 13.4 acre site. The existing facility currently houses grades PK-3 and was originally constructed in 1941 with additions completed in 1951 and 1956, which added fourteen classrooms, a cafeteria, and a gymnasium. In 1999, improvements provided small group and office spaces. The building's boiler and roof were replaced in 2006 and 2008, respectively. The District identified numerous deficiencies in the Statement of Interest associated with space constraints inhibiting the District's ability to deliver its educational program. The mechanical, plumbing and electrical systems are reported to be severely inadequate. The building has accessibility issues, is not equipped with sprinkler protection, and performance issues are reported with the building envelope. The information provided indicates that the current facility is served by a well, which would have to be relocated in order to allow for a septic system of adequate size to support a new or renovated building.

The existing East Meadow School is a 37,635 square foot facility located on a 22.1 acre site. The existing facility currently houses grades 4-6, was originally constructed in 1965, and is located adjacent to the current Junior Senior High School. The building's exterior envelope reportedly has poor thermal properties and moisture protection. The building has accessibility issues, is not equipped with sprinkler protection, and the mechanical, plumbing and electrical systems are reported to be inadequate. The information provided by the District indicates that the available site would allow for a septic system of adequate size to support a new or renovated building.

Although the District's invitation into Feasibility Study identified the West Street Elementary School as the District's priority school, the District requested to include a study enrollment which would provide an opportunity to combine its K-6 student population.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions of the West Street Elementary School and the East Meadow School facilities and its educational program. The District also received input from educators, administrators, and facilities personnel. Based on the findings of these efforts, the District and its consultants initially studied seven preliminary options that included one base repair option at the West Street

Elementary School, one addition/renovation configuration at the West Street Elementary School, one addition/renovation configuration at the East Meadow School, two new construction options at the West Street Elementary School, and two new construction options at the East Meadow School. The following is a list of the preliminary alternatives considered:

Option	Description of Preliminary Options
1	Base repair of the West Street School (for 215 students, grades PK-3)
2	Addition/renovation at West Street School (for 215 students, grades PK-3)
3	New construction at West Street School site (for 215 students, grades PK-3)
4	New construction at West Street School site (for 430 students, grades PK-6)
5	Addition/renovation at East Meadow School (for 430 students, grades PK-6)
6	New construction at East Meadow School site (for 215 students, grades PK-3)
7	New construction at East Meadow School site (for 430 students, grades PK-6)

It should be noted that subsequent to submission of the Preliminary Design Program, and upon further evaluation of the initial options, the School Building Committee voted in March 2015 to eliminate options associated with the existing West Street Elementary School site and to focus on options at the East Meadow School site, as presented below. The District decided to pursue options associated with the existing East Meadow School site as these options would allow for all of the District’s students to be located in one location and would allow for potential sharing of resources. Options associated with the existing East Meadow School site offer more buildable area when compared to the site constraints at the existing West Street School site, mainly due to existing well locations. A project at the East Meadow School site would also eliminate the anticipated cost associated with replacing the existing septic system at the West Street School site.

Upon further review, MSBA staff and the District agreed to three final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below. (Please note that the “Base Repair” option does not address the educational program needs, was not developed further, and has been included for comparative purposes).

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 of West St School)	44,139	44,139 \$220/sf	0 \$0/sf	\$525,000	\$10,235,580 \$232/sf	\$14,329,812
Option 5: (Add/Reno PK-6, East Meadow)***	72,400	36,280 \$325/sf	36,120 \$385/sf	\$3,840,636	\$29,623,726 \$409/sf	\$39,136,326
Option 6: (New PK-3, East Meadow)	52,315	0 \$0/sf	52,315 \$385/sf	\$3,118,366	\$23,259,641 \$445/sf	\$32,563,497

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 7: (New PK-6, East Meadow)	76,635	0 \$0/sf	76,635 \$385/sf	\$4,335,582	\$33,840,057 \$442/sf	\$47,376,079

* *Marked up construction costs*

** *Does not include construction contingency*

****District's preferred option*

Although “Option 6” proposes new construction for grades PK-3 on the East Meadow School site, the cost to operate three facilities versus two facilities was viewed as a disadvantage by the District. This option also does not address the existing issues associated with the East Meadow School and continues to maintain separate PK-3 and 4-6 facilities. Although “Option 7” proposes new construction on the East Meadow School site that would address all building deficiencies and would accommodate the District’s desire to combine PK-6 students, the costs associated with this option are greater than “Option 5”.

The District has selected “Option 5” as the preferred solution to proceed into Schematic Design as this option will address all of the deficiencies of the existing West Street and East Meadow Schools and will accommodate the District’s preference to combine PK-6 students into one facility. This option also results in a lower estimated total project cost when compared to a new construction option for a PK-6 facility, and is viewed by the District as a more efficient solution to its operations when compared to the costs associated with creating a stand-alone PK-3 facility. “Option 5” is believed to improve District-wide operations by reducing the number of school facilities from three to two.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on July 8, 2015. At that meeting, members of the FAS raised concerns regarding ongoing improvement to the proposed layout of interior spaces such as small reading spaces, courtyards and shipping/receiving spaces; the structure of District administration and the transition of its current and interim Superintendents as it relates to the educational program; community outreach; fostering support within the District and school faculty for the project; the layout and maintenance of proposed and existing courtyard spaces; the status of the requested updated educational plan and strategic plan; and E-rate funding for technology.

Based on the District’s presentation and feedback at the July 8, 2015 FAS meeting, MSBA staff requested an update to the Preferred Schematic Report that addresses the following areas as a condition to staff’s recommendation of the preferred solution: an updated Educational Program and further developed conceptual floor plans. More specifically, the District must prepare and submit a final version of its Educational Program that informs the design of the anticipated preferred solution, along with corresponding updated floor plans and space summary no later than September 4, 2015.

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

- 1) 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. However, the District is required to submit an update to the Preferred Schematic Report for review no later than September 4, 2015, as outlined above, to clarify and confirm that the District's preferred solution meets the needs identified by the District.
- 2) Per discussion with the interim Superintendent, the District is currently in the process of completing a District-wide strategic plan, which is anticipated to be completed in September/October of 2015. The MSBA has requested a copy of this plan upon its completion and no later than the District's Project, Scope, and Budget submittal.
- 3) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 4) 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.
- 5) 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.
- 6) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Town of Granby be approved to proceed into Schematic Design for an addition and renovation project at the East Meadow School that will relocate PK-3 students currently attending the existing West Street Elementary School and combine grades PK-6 at the East Meadow School.