

District: Narragansett Regional School District
 School Name: Templeton Center Elementary School
 Recommended Category: Preferred Schematic
 Date: July 30, 2015

Recommendation

That the Executive Director be authorized to approve the Narragansett Regional School District, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Templeton Center Elementary School and the Baldwinville Elementary School with a new school serving grades PK-5 on the Templeton Center Elementary School site. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

District Information	
District Name	Narragansett Regional School District
Elementary Schools	Templeton Center Elementary School (K-1) Baldwinville Elementary School (2-4) Phillipston Elementary School (PK-4)
Middle School	Narragansett Middle School (5-8)
High School	Narragansett Regional High School (9-12)
Priority School Name	Templeton Center Elementary School
Type of School	Elementary School
Grades Served	K-1
Year Opened	1942
Existing Square Footage	12,600
Additions	N/A
Acreage of Site	3 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Envelope – 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 as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2014-2015 Enrollment	164 (Templeton Center Elementary School grades K-1) 188 (Baldwinville Elementary School grades 2-4) 99 (Narragansett Middle School 5 th graders)
Agreed Upon Enrollment	480 students (grades K-4) 580 students (grades K-5) (Preferred Configuration)
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 580 students in grades K-5, for a project that will serve grades PK-5.

MSBA Board Votes	
Invitation to Feasibility Study	November 28, 2007
Preferred Schematic Authorization	On August 6, 2015 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on November 18, 2015
Feasibility Study Reimbursement Rate (Incentives points are not applicable)	59.84%

Consultants	
Owner's Project Manager	Colliers International
Designer	Symmes Maini & McKee Associates, Inc.

Discussion

As part of the Feasibility Study, the Massachusetts School Building Authority (“MSBA”) agreed with the Narragansett Regional School District’s (“District”) request to include options based on the consolidation of the Templeton Center Elementary School and the Baldwinville Elementary School as well as the potential return of Templeton’s 5th grade students to an elementary school environment. The study performed by the District and its consultants included the evaluation of both elementary schools.

The existing Templeton Elementary School, which was constructed in 1941, is a 12,450 square foot, two-story facility serving Grades K-1. The facility is located on a 3.0 acre parcel in the Village zoning district in Templeton. The District identified numerous deficiencies in the SOI, including overcrowding, small classrooms, and issues with heating, ventilation, plumbing, electricity, insufficient water supply for fire protection, lack of fire sprinklers, and inadequate educational spaces and accessibility.

The existing Baldwinville Elementary School, which was constructed in 1923 as a Junior/Senior High School is a 23,300 square foot, three-story facility serving Grades 2-4. The facility is located on a 3.22 acre parcel in the Town of Templeton. The District identified numerous deficiencies in the SOI including issues with heating, ventilation, plumbing, electricity, lighting, insufficient water supply for fire protection, lack of fire sprinklers, and inadequate educational spaces and accessibility.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, facilities personnel, and local government officials. Site investigations began with the review of the Brooks Property, a 15 acre site that was donated to the Town of Templeton (the “Town”) for the express purpose of constructing a school project. Early investigations identified seven wetland areas and the site was determined insufficient to support the space required for the elementary school program. In the spring of 2010, the Town began a site investigation process that included a review of over 50 parcels of land and concluded with a recommendation to pursue the purchase of the Otter River Road property. However, the ballot vote to authorize the land purchase failed.

The Town of Templeton’s Board of Selectmen voted to focus on the Templeton Development Center Property (also known as the Route 202 site) controlled by the Massachusetts Division of

Capital Asset Management and Maintenance (“DCAMM”), as a potential site for the proposed project. Based on this site, the District generated and submitted a combined Preliminary Design Program and Preferred Schematic Report to the MSBA on August 7, 2014. However, subsequent to that submittal, the District determined that the proposed site was not suitable or cost-effective for constructing the proposed school. The District notified the MSBA of its desire to withdraw the August 7, 2014 submittal and re-engage in its search for a suitable site. Despite continued efforts and the Town’s issuance of an additional Request for Proposals for potential sites, it was unable to secure a new site appropriate for the proposed project. Therefore, the District focused its efforts on working with the existing Templeton Center Elementary School site.

The District was invited to update the MSBA and the Facilities Assessment Subcommittee (“FAS”) on March 11, 2015. During this meeting the District presented a summary of its efforts to date, the current outlook and commitment of the District and its local officials on the proposed project, and the District’s timeline to complete its Feasibility Study. As a result of the District’s presentation and discussion during the FAS meeting on June 3, 2015, the MSBA Board of Directors authorized the Executive Director to extend the term of the District’s Feasibility Study Agreement to November 30, 2015, for the District to complete the phases of the grant program through Project Scope and Budget.

Based on the findings of this effort, the District and its consultants studied seven options on the existing Templeton Center Elementary School site. The options included one renovation option, two addition/renovation options, and four new construction options 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 A: Renovation Only Option (Grades K-1)	12,000	12,000 \$444/sf	N/A	\$1,151,018	\$6,475,291 \$540/sf	\$9,106,200
Option B: Addition/ Renovation (PK-5)	93,774	12,000 \$382/sf	81,774 \$336/sf	\$3,975,930	\$36,038,483 \$384/sf	\$48,457,900
Option C: New Construction, South of Existing School (PK-5)***	92,735	N/A	92,735 \$356/sf	\$3,635,712	\$36,625,803 \$395/sf	\$49,190,300
Option D: New Construction, L-Shaped School (PK-5)	93,735	N/A	93,735 \$353/sf	\$3,635,255	\$36,686,690 \$391/sf	\$49,266,200
Option B-1: Addition/ Renovation (PK-4)	82,850	12,000 \$382/sf	70,850 \$360/sf	\$3,993,435	\$34,100,714 \$412/sf	\$45,663,500
Option C-1: New Construction, South of Existing School (PK-4)	81,810	N/A	81,810 \$359/sf	\$3,666,126	\$33,013,153 \$404/sf	\$44,307,300

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 D-1: New Construction L- Shaped School (PK-4)	82,810	N/A	82,810 \$356/sf	\$3,665,259	\$33,105,485 \$400/sf	\$44,422,400

* Marked up construction costs

** Does not include construction contingency

***District's preferred option

The District has selected “Option C: New construction, south of the existing school” as the preferred solution to proceed into Schematic Design. The District selected “Option C” as its preferred alternative as the most cost-effective and educationally appropriate solution. This option allows the District to consolidate Templeton’s elementary-level students into one facility, eliminates the need for shared staff to travel between two schools, returns the 5th grade students to an elementary school environment, and replaces two aging facilities with a single more efficient facility that supports the delivery of the District’s educational program. Following construction of the new Templeton Center Elementary School the existing building will be demolished and the area replaced with playfields as part of the proposed project. The Baldwin Elementary School belongs to the Town of Templeton and will be returned to the Town for disposition. The vacated preschool (“PK”) classrooms that are currently housing the District’s PK students in the Phillipston Memorial School will be absorbed by the school. In addition, the School will also be receiving the District’s 5th grade students as they are returned to an elementary school environment.

The “Renovation-only Option” fails to address overcrowding, facility issues associated with inadequate spaces, the need for staff to travel between two facilities, and the desire to return 5th grade students to an elementary school environment. “Options B-1,” “C-1,” and “D-1” do not allow the District to return its 5th grade students to an elementary school environment. The buildings’ associated with “Options B” and “D,” are larger than “Option C,” further reducing the available outdoor space on this limited site.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on June 24, 2015. At that meeting, members of the FAS discussed: the use of five-sided classrooms; the location of the art and music spaces; the transition of the current and interim Superintendent as it relates to the educational program; professional development for the returning 5th grade teachers; educational needs for performance space; and the District’s scheduling of common core planning time. The District was requested to update its educational program to address the questions and concerns raised during the FAS meeting. Please note that the staff requested the updated educational program to be included in the District’s response to the review comments that were sent on July 6, 2015, which was scheduled for receipt on July 27, 2015.

MSBA staff 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 provided the District with a Study Enrollment Certification that included the following configurations: 480 (grades K-4) and 580 (grades K-5). Contingent upon the Board's approval of the preferred solution, the District will sign a final Design Enrollment Certification for 580 students in grades K-5.
- 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) The District submitted an incomplete operational budget for educational objectives and a capital budget statement for MSBA review. Providing an updated and complete operational budget statement for educational objectives will be required prior to MSBA accepting the District's Schematic Design Submittal.
- 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) 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.

Based on the review outlined above, staff recommends that the Narragansett Regional School District be approved to proceed into Schematic Design to replace the existing Templeton Center Elementary School and the Baldwinville Elementary School with a new school on the Templeton Center Elementary School site.