

District: Town of Orange
 School Name: Dexter Park School
 Recommended Category: Preferred Schematic
 Date: December 4, 2019

Recommendation

That the Executive Director be authorized to approve the Town of Orange (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the Dexter Park School with an addition and renovation project at the existing Fisher Hill Elementary School that will serve students in grades PK-6 district-wide. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	Town of Orange
Elementary School(s)	Dexter Park School (3-6) Fisher Hill School (PK-2)
Middle School(s)	N/A
High School(s)	Ralph C Mahar Regional School (7-12)
Priority School Name	Dexter Park School
Type of School	Elementary School
Grades Served	3-6
Year Opened	1951-52
Existing Square Footage	34,245
Additions	New wing in 1971 and 4 modular classrooms in 1982
Acreage of Site	29 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Roof - 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
2018-2019 Enrollment	326
Agreed Upon Enrollment	Study Enrollment includes the following configurations: 520 Students (grade configuration K-6) (Preferred Schematic) 315 Students (grade configuration 3-6)
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 520 students in grades K-6, for a project that will serve grades PK-6.

District Information	
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	February 14, 2018
Preferred Schematic Authorization	On December 11, 2019 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on April 15, 2020
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	80.00%

Consultants	
Owner’s Project Manager (the “OPM”)	Hill International Inc.
Designer	Raymond Design Associates, Inc.

Discussion

The existing Dexter Park Elementary School is a 34,245 square foot, single-story building that presently serves the District’s entire grade 3-6 enrollment and is located on a 29-acre campus shared with the Fisher Hill Elementary School. The original school building was constructed in 1951 with a new wing added in 1971 and four portable classrooms added in 1982. The Fisher Hill School is a 50,305 square foot, two-story building that currently serves the District’s entire grade Pre-K-2 enrollment. This school was constructed in 1991 and has not received any significant repairs, renovations, or additions since it was completed.

As part of the MSBA’s enrollment process, the District indicated that it was considering studying the potential consolidation of the Dexter Park Elementary School and the neighboring Fisher Hill Elementary School into a single elementary school facility. The MSBA agreed with the District’s request to evaluate two study enrollment scenarios including 315 students in grades 3-6 and a 520-student enrollment in grades K-6 with design options that would incorporate district-wide programmatic space for Pre-K students from the Fisher Hill Elementary School.

The District identified numerous deficiencies in the Statement of Interest for the Dexter Park Elementary School, including overcrowding, inadequate instructional and physical education spaces including undersized general classrooms, accessibility concerns, roof issues, building envelope issues, window issues, structural capacity concerns, HVAC system issues, electrical system issues, thermal comfort concerns, and site circulation issues. Additionally, the building lacks adequate space to deliver the many and varied special education programs as prescribed by Individualized Education Programs (IEPs).

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, and facilities personnel. Based on the findings of this effort, the District and its consultants studied 11 preliminary options which include a base repair option, four addition/renovation options, and six new construction options as listed below.

Option	Description of Preliminary Options
A	Base Repair – Comprehensive renovation of the existing Dexter Park Elementary School to address facility maintenance and code compliance (Grades 3- 6; 315 students)
B	Addition/Renovation – Comprehensive renovation and addition to the existing Dexter Park Elementary School; (Grades 3-6; 315 students)
C	New Construction - New elementary school constructed on the existing Dexter Park Elementary School site; (Grades 3-6; 315 students);
D	Addition/Renovation – Comprehensive renovation and addition to the existing Butterfield School; (Grades 3-6; 315 students)
E	New Construction - New elementary school constructed on the existing Ralph C. Mahar School site; (Grades 3-6; 315 students);
K.1	Addition/Renovation – Comprehensive renovation and addition to the existing Fisher Hill Elementary School; (Grades PK-6; 520 students)
N.1	New Construction - New elementary school constructed on the Dexter Park School site; (Grades PK-6; 520 students);
O	Addition/Renovation – Comprehensive renovation and addition to the existing Butterfield School; (Grades PK-6; 520 students)
P	New Construction - New elementary school constructed on the Butterfield School site; (Grades PK-6; 520 students);
Q	New Construction - New elementary school constructed on the existing Ralph C. Mahar School site; (Grades PK-6; 520 students);
R	New Construction - New elementary school constructed on the Butterfield School site; (Grades 3-6; 315 students);

At the conclusion of the Preliminary Design Program phase, the District identified seven final options for further development and consideration in the Preferred Schematic Report. The District eliminated ‘Option E’ from further consideration because it involved the acquisition of land from the Mahar Regional School District and did not address the needs of the District’s K-2 student population. Options ‘O’ and ‘P’ were eliminated from further consideration because the District determined that the size of the Butterfield site could not accommodate a new facility for students in grades PK-6. The District eliminated ‘Option R’ from further consideration because this option did not offer any playfields for educational use, would require the acquisition of five parcels by eminent domain, and would not address the needs of the District’s PK-2 student population.

Upon further review early in the preferred schematic phase, the District introduced three additional potential development options for consideration, bringing the total under consideration for further development in the Preferred Schematic Report to ten 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*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option A: Base repair/ Code upgrade at Dexter Park	34,245	34,245 \$425/sq. ft.	N/A.	\$590,470	\$15,135,000 \$442/sq. ft.	\$18,918,750
Option B: Addition/ Renovation at Dexter Park for grades 3-6	66,011	34,245 \$425/sq. ft.	31,766 \$431/sq. ft.	\$5,327,126	\$33,572,100 \$509/sq. ft.	\$41,965,126
Option C: New Construction at Dexter Park for grades 3-6	63,458	N/A	63,458 \$518/sq. ft.	\$6,135,882	\$39,013,472 \$615/sq. ft.	\$48,766,840
Option D: Addition/ Renovation at Butterfield for grades 3-6	66,568	39,830 \$454/sq. ft.	26,738 \$472/sq. ft.	\$4,078,650	\$34,796,869 \$523/sq. ft.	\$43,496,086
<i>Option K.1***: Addition/ Renovation at Fisher Hill for grades PK-6</i>	<i>102,160</i>	<i>51,555 \$372/sq. ft</i>	<i>51,005 \$507/sq. ft.</i>	<i>\$8,705,363</i>	<i>\$53,613,969 \$525/sq. ft.</i>	<i>\$66,796,842</i>
Option K.2: Addition/ Renovation at Fisher Hill for grades PK-6	105,707	50,305 \$372/sq. ft.	55,402 \$427/sq. ft.	\$7,421,005	\$49,768,958 \$471/sq. ft.	\$62,212,591
Option N.1: New Construction at Dexter Park for grades PK-6	99,710	N/A	99,710 \$482/sq. ft.	\$7,062,132	\$55,138,306 \$553/sq. ft.	\$68,923,156
Option N.2: New Construction at Dexter Park for grades PK-6	99,710	N/A	99,710 \$482/sq. ft.	\$7,062,132	\$55,138,306 \$553/sq. ft.	\$72,422,883
Option Q: New Construction at Mahar Regional MS/HS for grades PK-6	99,710	N/A	99,710 \$485/sq. ft.	\$7,607,250	\$55,976,571 \$561/sq. ft.	\$69,970,714
Option Q.1: New Construction at Mahar Regional MS/HS for grades PK-6	99,710	N/A	99,710 \$485/sq. ft.	\$6,945,750	\$55,315,071 \$555/sq. ft.	\$69,143,839

* Marked up construction costs

** Does not include construction contingency

******District's Preferred Schematic***

The District has selected “Option K.1” as the Preferred Schematic to proceed into Schematic Design. This option is a comprehensive addition/renovation to the 21-year-old Fisher Hill Elementary School, and it has been identified by the District as the most fiscally responsible choice for their community because it consolidates the entire elementary school program into a single building and extends the service life of the Fisher Hill Elementary School. Additionally, the District determined that this option fully accommodates the Educational Program requirements. It provides critical adjacencies for spaces such as the media center and the STEM Lab, the cafeteria with the music program and stage, and the distribution of special education spaces to enhance the inclusion model for teaching.

“Option A”, the Base Repair option, resulted in the lowest estimated project cost; however, it was eliminated from further consideration because the District determined that it does not address any of the space deficiencies that exist in the current building. Further, it does not address the goals identified during the educational visioning sessions or support the delivery of the District’s Educational Plan. Additionally, this option does not address site congestion and circulation, safety, or the District’s security concerns.

“Options B, C, and D” were not selected because the District has indicated that the grades 3-6 configuration does not address the Education Program and visioning goals that were created for the entire elementary aged population.

Although “Option K.2” adequately addresses the educational program and visioning goals for the entire PK-6 population, and results in a lower estimated project cost and provides a more favorable solar orientation than the preferred solution, it was not selected because the District feels that the physical separation of the younger primary school students from the Upper Elementary School students presents a feeling of two “separate” schools and does not promote a collaborative, flexible, and inclusive environment.

Although “Options N.1 and N.2” both satisfied the District’s needs of the Educational Program, these options were eliminated from further consideration because the District has indicated that implementing this option would include taking the Fisher Hill Elementary School out of service. The District feels that it would be a challenge to gain community support for these options.

Finally, “Options Q and Q.1, which satisfy the needs of the educational program, were not selected because the District determined that these options require approval by each town in the Mahar Regional Agreement for Orange Public School use, require Federal Aviation Administration review and approval for construction of the new school (site adjacent to Orange Municipal Airport), and has site development challenges that include the need to negotiate the terms of an existing easement that restricts construction of a new building on the Mahar School site.

The City presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on November 20, 2019. At that meeting, FAS members discussed a number of items including, an appreciation of the Educational Program and the proposed outdoor learning spaces; distribution of special education spaces; staffing, use, and maintenance of the proposed maker space; the view of the building from the street and upon approach; FM sound assistance in each classroom; community outreach and support for the proposed project; potential opportunities for informally integrating world languages and culture into the curriculum; the user experience upon entering the building; internal circulation; opportunities to further develop floor plans relative to

the three entrances; the use of the Family Resource Center; and the importance of reducing project costs to better align with community expectations.

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

- 1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred schematic meets the needs identified by the District. MSBA staff continue to work with the District and its consultant team to understand whether the preferred schematic is cost-effective.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 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, which is prior to executing 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, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 5) 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 Orange proceed into Schematic Design for an addition and renovation project to the Fisher Hill Elementary School for a school that will serve students District-wide in grades PK-6. MSBA staff has reviewed the Feasibility Study and accepts the District's Preferred Schematic.