

District:	Town of Wrentham
School Name:	Charles E. Roderick Elementary School
Recommended Category:	Preferred Schematic
Date:	October 22, 2025

Recommendation

That the Executive Director be authorized to approve the Town of Wrentham (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Charles E. Roderick Elementary School with a new facility serving students in grades 3 through 6 on the site of the existing school. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	Town of Wrentham
Elementary Schools	Delaney Elementary School (PK-3) Charles E. Roderick Elementary School (4-6)
Middle Schools	N/A
High Schools	N/A
Priority School Name	Charles E. Roderick Elementary School
Type of School	Elementary School
Grades Served	4-6
Year Opened	1968
Existing Square Footage	56,000
Additions	1988 – addition
Acreage of Site	60-acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Building Envelope – 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.
Original Design Capacity	490 students
2024-2025 Enrollment	357 students
Agreed Upon Enrollment	Study Enrollment includes the following configurations: – 450 students in grades 4 through grade 6 – 595 students in grades 3 through 6 (Preferred Schematic)
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 595 students in grades 3-6.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 21, 2022
Invitation to Feasibility Study	April 24, 2024
Preferred Schematic Authorization	October 29, 2025 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on April 29, 2026
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	48.68%

Consultants	
Owner's Project Manager (the "OPM")	The Vertex Companies, LLC
Designer	TSKP Studio, LLC

Discussion

The existing Charles E. Roderick Elementary School is a 56,000 square foot facility located on a 60-acre site, currently serving students in grades 4 through 6. The original building was constructed in 1968, with an addition completed in 1988.

The District's Statement of Interest ("SOI") identifies deficiencies in the existing facility related to outdated mechanical, electrical, and plumbing systems; building envelope; windows; roof; and accessibility issues. The SOI also identifies deficiencies in existing spaces and notes the spaces within the facility are not conducive to delivering the District's educational program.

As part of the Feasibility Study, the MSBA accepted the District's request to explore the following two (2) study enrollment options: 450 students in grades 4 through 6; and 595 students in grades 3 through 6.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied eleven (11) preliminary options that included: one (1) code upgrade option, two (2) addition/renovation options, and eight (8) new construction options. The following is a detailed list of the preliminary options considered.

Option	Description of Preliminary Options
Option BASE	Code upgrade of the existing Charles E. Roderick Elementary School with an estimated project cost of \$50.1 million.
Option 1A	Addition/ renovation at the existing Charles E. Roderick Elementary School designed for 595 students in grades 3-6, with an estimated project cost range of \$115-141 million.
Option 1B	Addition/ renovation at the existing Charles E. Roderick Elementary School designed for 450 students in grades 4-6, with an estimated project cost range of \$101-123 million.

Option 2A	New construction at Gilpatrick Field located to the south of the existing Charles E. Roderick Elementary School designed for 595 students in grades 3-6, with an estimated project cost range of \$114-141 million.
Option 2B	New construction at Gilpatrick Field located to the south of the existing Charles E. Roderick Elementary School designed for 450 students in grades 4-6, with an estimated project cost range of \$101-124 million.
Option 3A	New construction at McMorrow Field located to the southwest of the existing Charles E. Roderick Elementary School, designed for 595 students in grades 3-6, with an estimated project cost range of \$120-148 million.
Option 3B	New construction at McMorrow Field located to the southwest of the existing Charles E. Roderick Elementary School, designed for 450 students in grades 4-6, with an estimated project cost range of \$106-130 million.
Option 4A	New construction at Pisani Field located to the southwest of the existing Charles E. Roderick Elementary School, designed for 595 students in grades 3-6, with an estimated project cost range of \$122-150 million.
Option 4B	New construction at Pisani Field located to the southwest of the existing Charles E. Roderick Elementary School, designed for 450 students in grades 4-6, with an estimated project cost range of \$106-131 million.
Option 5A	New construction at the center of Sweatt Field located to the south of the existing Charles E. Roderick Elementary School, designed for 595 students in grades 3-6, with an estimated project cost range of \$121-150 million.
Option 5B	New construction at the center of Sweatt Field located to the south of the existing Charles E. Roderick Elementary School, designed for 450 students in grades 4-6, with an estimated project cost range of \$108-133 million.

As a result of this analysis, the District determined to move forward with new constructions options at the Gilpatrick Field, located to the south of the existing Charles E. Roderick Elementary School, as this location places a potential new building closest to the adjacent Delaney Elementary School and results in the least impact on Town fields. Furthermore, options at the Gilpatrick Field are anticipated to be less costly when compared to other new construction options considered on other areas of the existing site.

The District determined that “Options 3A and 3B” would not be considered for further evaluation because these options are proposed on the McMorrow Field, located to the southwest of the existing Charles E. Roderick Elementary School, which was not desired by the District. Additionally, the District indicated that the proposed building orientation was not ideal for solar exposure, the adjacent library parking lot would need to be relocated to accommodate the school’s vehicular drop off, and the building location would not result in the desired adjacency to the existing Delaney Elementary School.

The District determined that “Options 4A and 4B” would not be considered for further evaluation because these options are proposed on the Pisani Field, located to the southwest of the existing Charles E. Roderick Elementary School, which was not desired by the District. Additionally, the District indicated the proposed solar orientation of the building layout was not ideal, this location consists of

sloping topography that would result in increased estimated costs, and it represents the most remote location from the adjacent Delaney Elementary School.

The District also determined that “Options 5A and 5B” would not be considered for further evaluation because these options are proposed on the Sweatt Field, located to the south of the existing Charles E. Roderick Elementary School, which was not desired by the District. Additionally, the District indicated these options would result in the most significant impact on the Town’s athletic fields and, much like Options 4A and 4B, utilizing the Sweatt Field location would result in one of the most expensive of the eleven (11) options.

Subsequent to the preliminary evaluation of alternatives, the District developed the following four (4) new constructions options:

- “Option 2.5A” is a new construction option proposed at Gilpatrick Field and McMorrow Field, located to the south of the existing Charles E. Roderick Elementary School, designed for 595 students in grades 3-6;
- “Option 2.5B” is a new construction option proposed at Gilpatrick Field and McMorrow Field, located to the south of the existing Charles E. Roderick Elementary School, designed for 450 students in grades 4-6;
- “Option 2.6A” is a new construction option proposed at Gilpatrick Field and McMorrow Field, located to the south of the existing Charles E. Roderick Elementary School, designed for 595 students in grades 3-6; and,
- “Option 2.6B” is a new construction option proposed at Gilpatrick Field and McMorrow Field, located to the south of the existing Charles E. Roderick Elementary School, designed for 450 students in grades 4-6.

MSBA staff and the District agreed to explore the following nine (9) options for further development and consideration in the final evaluation and development of preliminary design pricing, as presented below, including: one (1) code upgrade option, two (2) addition/renovation options, and six (6) new construction options.

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 BASE: (Code Upgrade at the existing Roderick ES)	56,000	56,000 \$532/sq. ft.	N/A	\$1,258,532	\$31,031,892 \$554/sq. ft.	\$54,100,000
Option 1A: (Addition/ Renovation at the existing Roderick ES designed for 595 students in grades 3-6)	97,966	52,275 \$661/sq. ft.	45,691 \$779/sq. ft.	\$13,803,008	\$83,932,493 \$857/sq. ft.	\$116,300,000
Option 1B: (Addition/ Renovation at the existing Roderick ES designed for 450 students in grades 4-6)	79,361	51,170 \$666/sq. ft.	28,191 \$922/sq. ft.	\$13,846,718	\$73,937,465 \$932/sq. ft.	\$99,500,000

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 2A: <i>(New Construction at the Gilpatrick Field located to the south of the existing Roderick ES designed for 595 students in grades 3-6)</i>	101,969	N/A	101,969 \$755/sq. ft.	\$16,637,316	\$93,669,858 \$919/sq. ft.	\$122,400,000
Option 2B: (New Construction at the Gilpatrick Field located to the south of the existing Roderick ES designed for 450 students in grades 4-6)	82,893	N/A	82,893 \$800/sq. ft.	\$16,646,949	\$82,999,062 \$1,001/sq. ft.	\$109,400,000
Option 2.5A: (New Construction at the Gilpatrick Field and McMorro Field located to the south of the existing Roderick ES designed for 595 students in grades 3-6)	104,223	N/A	104,223 \$775/sq. ft.	\$18,111,900	\$98,869,227 \$949/sq. ft.	\$127,700,000
Option 2.5B: (New Construction at the Gilpatrick Field and McMorro Field located to the south of the existing Roderick ES designed for 450 students in grades 4-6)	87,680	N/A	87,680 \$806/sq. ft.	\$18,241,788	\$88,878,000 \$1,014/sq. ft.	\$115,400,000
Option 2.6A: (New Construction at the Gilpatrick Field and McMorro Field located to the south of the existing Roderick ES designed for 595 students in grades 3-6)	105,010	N/A	105,010 \$770/sq. ft.	\$20,320,035	\$101,228,000 \$964/sq. ft.	\$129,900,000
Option 2.6B: (New Construction at the Gilpatrick Field and McMorro Field located to the south of the existing Roderick ES designed for 450 students in grades 4-6)	87,830	N/A	87,830 \$814/sq. ft.	\$20,317,811	\$91,819,903 \$1,045/sq. ft.	\$118,400,000

* Marked up construction costs

** Does not include construction contingency

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

The District selected "Option 2A" as its Preferred Schematic to proceed into Schematic Design, as the District determined that this option best meets the needs of the District's educational program for a

grades 3 through 6 enrollment scenario and that the conceptual design offers the desired learning neighborhoods and programmatic adjacencies. The District also indicated that the building design results in the most compact option and is among the most economical in terms of construction and energy costs when compared to other options. Additionally, the District indicated that the proposed building location and layout are anticipated to result in optimal solar orientation.

“Option BASE” was not selected by the District because this option does not meet the goals of the District’s educational program and does not support the District’s preferred enrollment scenario of a grades 3-6 configuration.

Although “Option 1A” results in the District’s preferred enrollment configuration, this option was not selected by the District because this option did not meet the desired educational vision and was not preferred in terms of building shape and size, community use, availability of athletic fields, and use of site area.

“Options 1B, 2.5B, and 2.6B” were not selected by the District because these options do not support the District’s preferred enrollment scenario of a grades 3-6 configuration.

Although “Option 2.5A” results in the District’s preferred enrollment configuration and organizes the building similarly to the District’s preferred option, this option was not selected by the District because it results in a less compact design when compared to the preferred option, resulting in increased estimated costs. Additionally, this option displaces an additional existing athletic field, which was not desired by the District.

Although “Option 2.6A” results in the District’s preferred enrollment configuration, this option was not selected by the District because it results in a less compact design when compared to the preferred option, resulting in increased estimated costs. Additionally, this option displaces an additional existing athletic field, which was not desired by the District.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on October 1, 2025. At that meeting, members of the FAS discussed the following: appreciation for the development of the educational program and community outreach efforts for the proposed project; the location of Special Education spaces and the DESE review process following Schematic Design; the benefits of the proposed canopy for sheltered access to the building from the drop-off area; scheduling considerations associated with the implementation of project-based learning for science and social studies to allow sufficient time for students to complete activities and put away materials; the importance of professional development and dedicated time for teacher planning and curriculum development; the use of the proposed Technology Lab; appreciation for the overall building design and flexible, efficient layout; clarification of the use of the proposed commons and its relationship to the cafeteria; the opportunity to provide screening between the outdoor dining area and service entrance as the site plan is further developed; the envisioned character and proposed use of the media space and opportunities for visual connections to the extended learning areas and commons; and, the building massing and architectural features.

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 is reasonable and cost-effective and meets the needs identified by the District.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) The District's Special Education submission 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 Wrentham be approved to proceed into Schematic Design to replace the existing Charles E. Roderick Elementary School with a new facility serving students in grades 3-6 on the site of the existing school.