

**School Building Committee
Feasibility Study Report
November 4, 2010**

School Building Committee

- * Mitch Cohen
- * Paula Brouillette
- * Shirley Mosczynski
- * Leslie Breault
- * Sarah McConnell
- * Superintendent
Nancy Lane
- * Principal
Beverly Bachelder
- * Town Administrator
Michael Guzinski
- * Town Engineer
Bill Cundiff
- * School Business Manager
Dean Iacobucci

FORMED JUNE 2008

A little history...

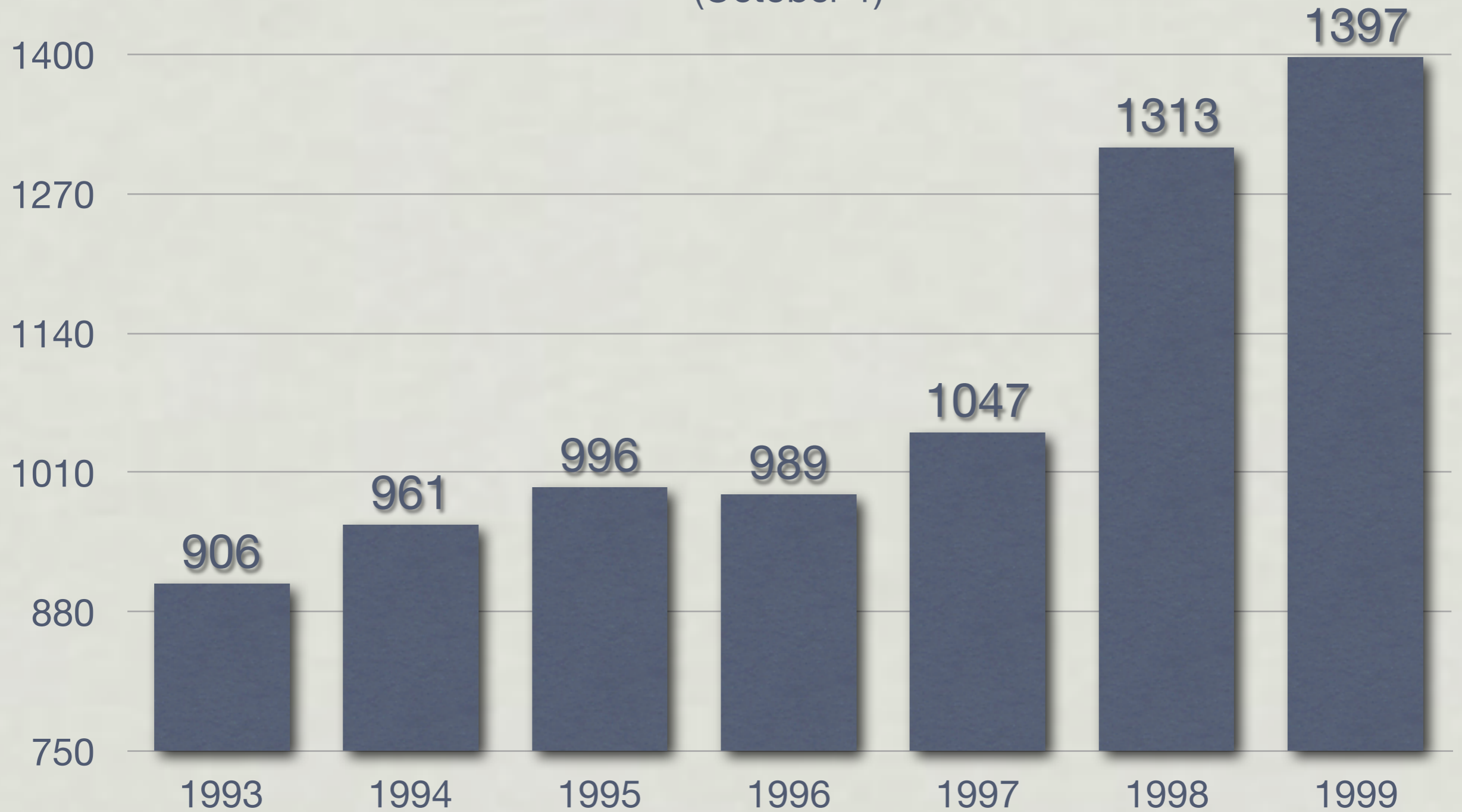


DOUGLAS MIDDLE/HIGH INTERMEDIATE ELEMENTARY SCHOOL

OPEN SEPTEMBER 1986 AS GRADE 6-12 FACILITY (MODULARS ADDED LATER)

Enrollment Growth

(October 1)





DOUGLAS HIGH SCHOOL

APPROVED OCTOBER 21, 2000 • OPEN SEPTEMBER 2003 • A TEN-YEAR SOLUTION

Status: 2007-2008

- * Municipal Center: Preschool
 - * Shared with Police, Town Offices
- * Elementary School: Grades K-2
- * Intermediate Elementary: Grades 3-7
 - * Very odd configuration
 - * Third grade in modulars
- * High School: Grades 8-12
 - * Eighth grade doesn't belong here
- * All buildings crowded

Statement of Interest

- * Massachusetts School Building Authority (MSBA)
- * Provide a systematic process to determine school building needs
- * Allow one reimbursable project every ten years
- * Provide majority of funding for school building projects (Douglas: 53.53%)
- * Provide solution for 1000 students, grades 2-8
- * MSBA's projected cost: \$52M
- * Initial concept: Renovate and Expand the Intermediate/Elementary School

Feasibility Study: 2008-2010

- * Town Meeting approved \$350,000
- * Hire Owner's Project Manager (OPM)
 - * Heery International
- * Hire Architects/Designers
 - * DiNisco Design
- * Review building conditions
- * Review enrollment requirements
- * Consider Alternative Options
- * Choose Preferred Option

Building Conditions

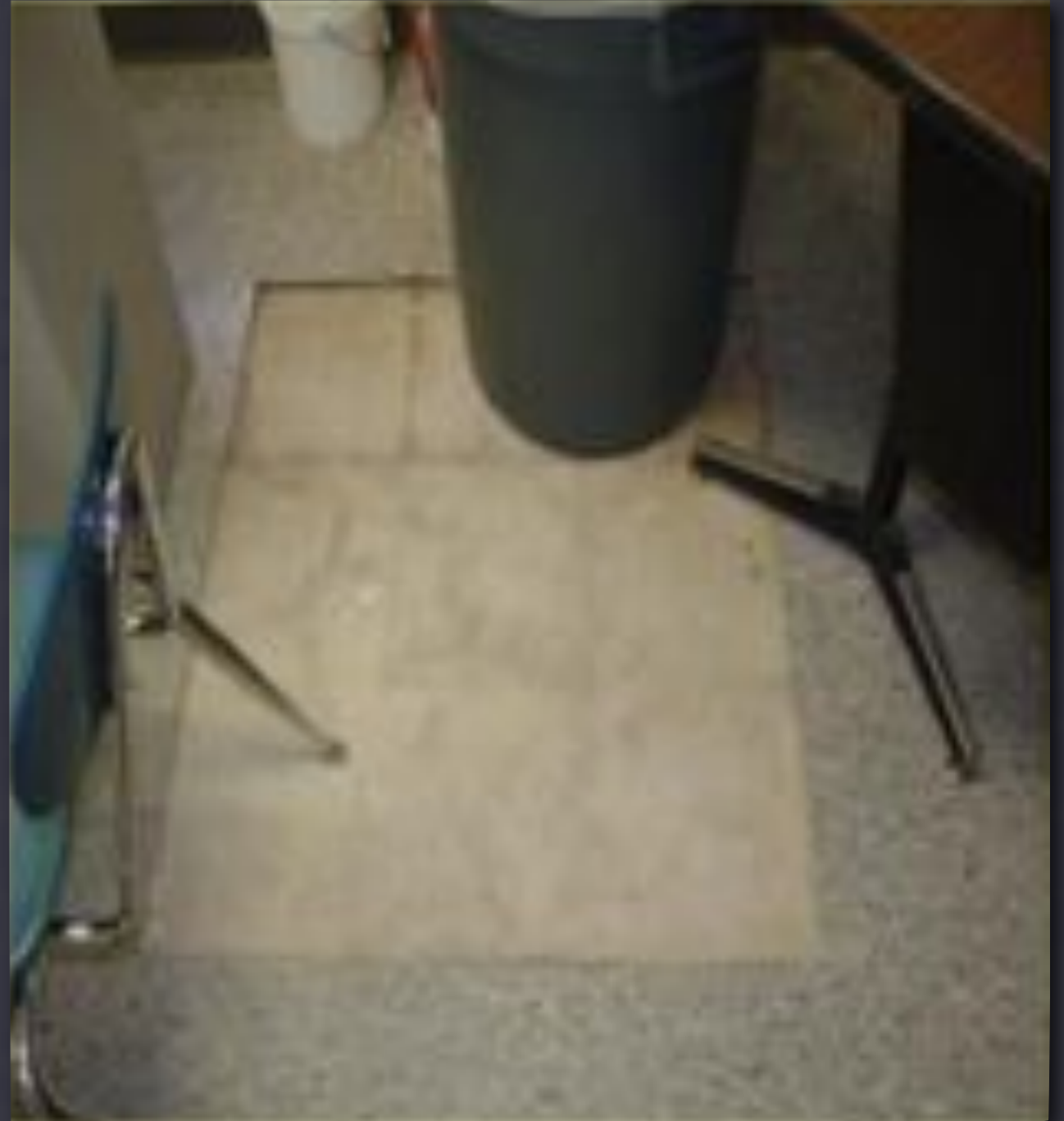
~~Middle/High~~
Intermediate Elementary
School

...is nearly 25 years old!



ROOF REPLACEMENT

FREQUENT LEAKS; ROOF MATERIALS AT END OF LIFE



INTERIOR WATER DAMAGE

SCIENCE LAB - CEILING AND FLOOR



THIRD FLOOR CORRIDOR

LEAKS ABOVE, REPEATED FLOOR REPAIRS BELOW



HVAC (HEATING/VENTILATION/AIR CONDITIONING)

SIGNIFICANT EXTERIOR CORROSION, HEATING UNIT AGING, EXTREMELY INEFFICIENT



WINDOW AND DOOR REPLACEMENTS

UPPER LOBBY RUST DUE TO WATER DRAINING TOWARD BUILDING



FRONT ENTRANCE

RUST DUE TO WATER FLOW TOWARD BUILDING



EXTERIOR DOORS

BUSINESS OFFICE, SUPERINTENDENT'S OFFICE



WINDOW DETERIORATION, POOR INSULATION

SECOND FLOOR HALLWAY



EXTERIOR BUILDING CRACKS

BUILDING STRUCTURALLY SOUND, BUT CRACKS CAUSE LEAKS AND ONLY GET WORSE



CORNER PULLING AWAY - OUTSIDE AND INSIDE

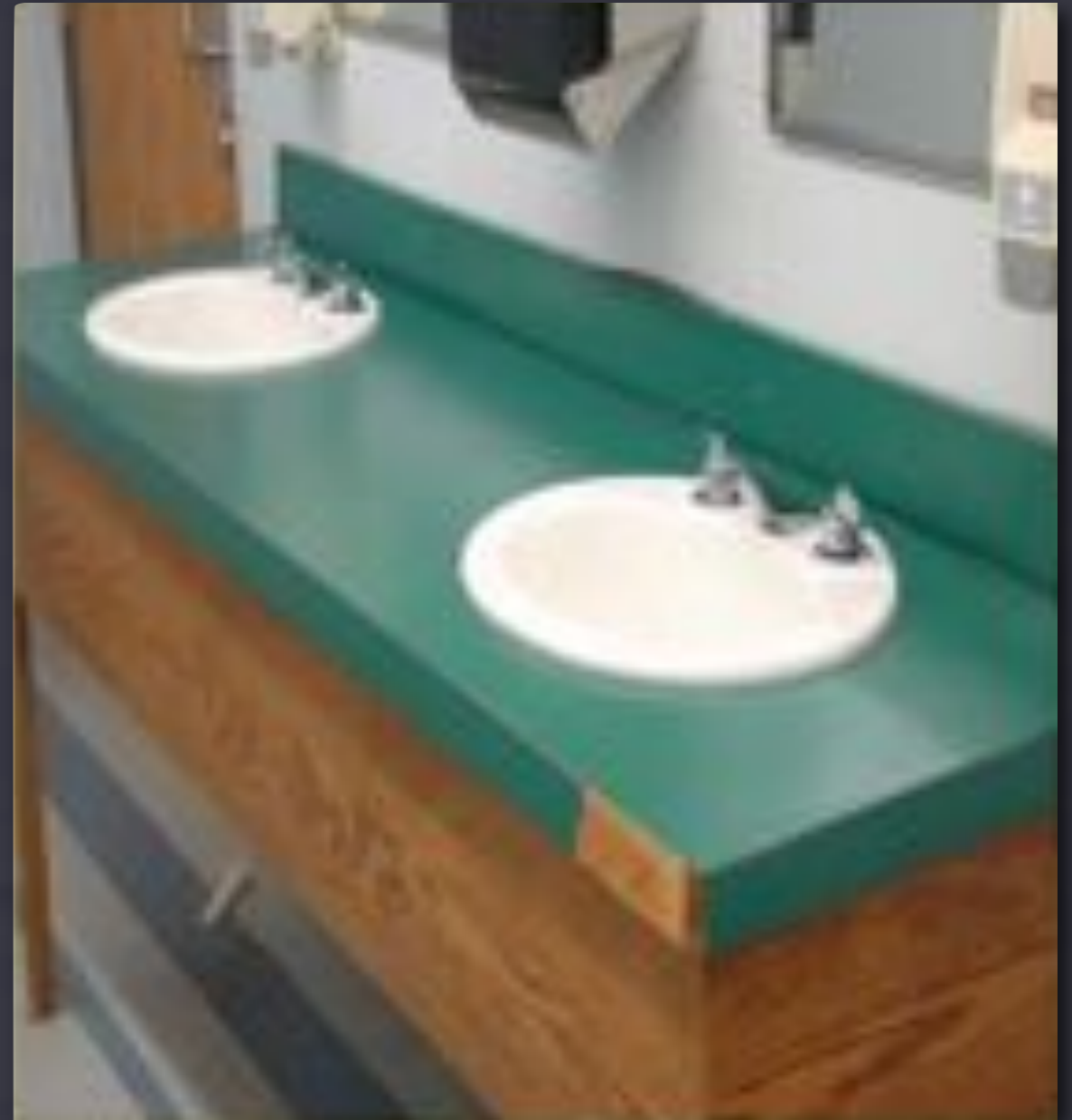


OIL TANK FOR GENERATOR ON PALLETS



MODULARS LEAKING, FLOOR DAMAGE

WATER LEAKS ARE COMMON PROBLEM WITH MODULARS



BATHROOMS REQUIRE MAJOR REPAIRS



ADDITIONAL SPACE REQUIRED FOR SPECIAL EDUCATION
SPEECH THERAPY, PSYCHOLOGICAL SERVICES, OT/PT - DIFFERENT NEEDS THAN IN 1986



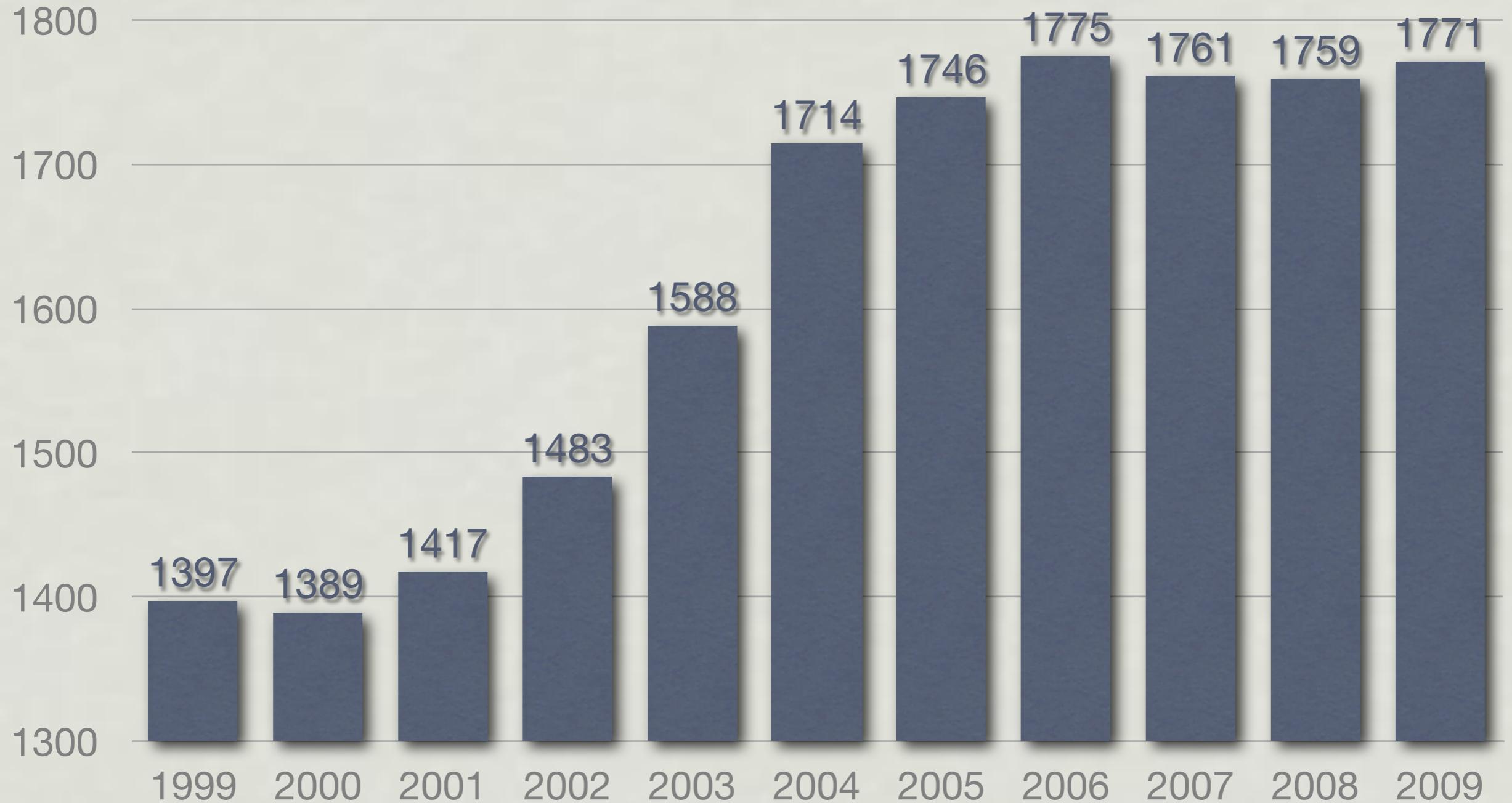
- * Ten Year Lifespan
- * Leaky Roofs
- * Inefficient HVAC
- * Several moved from ES
- * Cannot Be Replaced Without Building Code Upgrades

DOUGLAS INTERMEDIATE ELEMENTARY SCHOOL - MODULARS

MODULARS ADDED 1998-2000, SOME ORIGINALLY AT ELEMENTARY SCHOOL

Enrollment Changes

(October 1)



Expected New Growth

Subdivision	Approved Unbuilt Lots
Deer Crossing	22
Evergreen Circle	31
Lakewood Estates	18
Morse Pond Preserve	11
Nature View Estates	17
North Village (Townhouses)	124
Stone Gate Estates	26
Others	12
Total	261

DOES NOT INCLUDE INDIVIDUAL LOTS ON EXISTING ROADS

Projected Enrollment

- * Original request was to provide space for 1100 students in grades 2-8
- * MSBA analyzed figures including building permits and agreed to provide solution for 1000 students, grades 2-8
- * Very hard to project grade-by-grade enrollment
- * More accurate to project by grade groupings
- * Building too small means fewer years until next building project.
- * Building too large means higher cost now, but additional years until next building project
- * Bottom line, this is MSBA's decision

Consider Alternatives

Ken DiNisco
DiNisco Design

Choose Preferred Option

- * Initial concept of Renovation/Addition projected at \$64M - far too expensive
- * Two-building solution more economical
- * Intermediate Elementary School built as Middle/High School; will make an excellent Middle School
- * Location between existing Elementary School and Intermediate Elementary School ideal for new Elementary School

New Grade Structure

- * Elementary School becomes Primary School: Preschool, Kindergarten, First Grade
- * New Elementary School: Grades 2-5
- * Intermediate Elementary School becomes Middle School: Grades 6-8
- * High School: Grades 9-12
- * Municipal Center: Town Offices can expand

Projected Costs

- * Costs during Feasibility Study are based on recent average cost of \$300 per square foot
- * New Elementary School: \$30M total, 53.53% reimbursement plus 2% “green school” bonus
- * Intermediate Elementary School repair: \$21M total, 53.53% reimbursement (no “green school” bonus)
- * Reason to believe this will decrease as we continue design process
- * Reimbursement of *both* projects only if done *together*

Model School Program

- * New MSBA program
- * Use an existing building as starting point for designing a new building (all sites are different)
- * Must be invited by MSBA to participate
 - * Only two Model Schools being built
Both are High Schools; none yet complete
- * Potential reduction in cost of design
- * Additional 5% reimbursement if invited (total 60.53%)
- * We have been invited, and we have accepted!
- * Expected reduction in Douglas taxpayer cost: \$1.5M

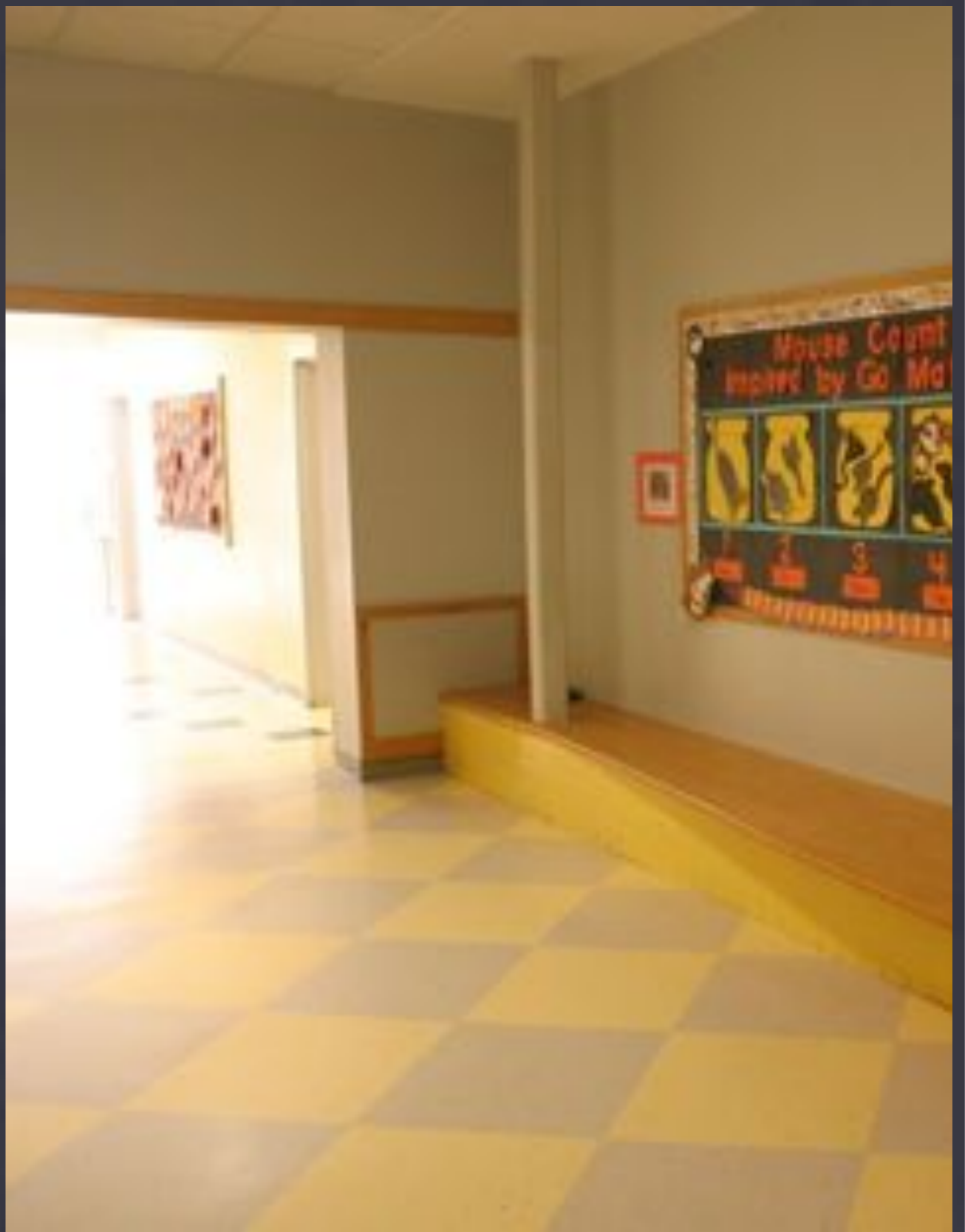


FORT BANKS ELEMENTARY SCHOOL - WINTHROP, MA
THE MODEL FOR THE NEW DOUGLAS ELEMENTARY SCHOOL



LIBRARY

ORGANIZED INTO FUNCTIONAL AREAS



ATTENTION TO DETAIL: BENCHES IN HALLWAYS

WE HAVE ABILITY TO CUSTOMIZE WALL AND FLOOR MATERIALS, COLORS



ATTENTION TO DETAIL: STORAGE BEHIND WHITE BOARDS



STUDENT STORAGE, TEACHER WORKSPACE

THIS IS PART OF EVERY CLASSROOM (OUR TEACHERS AREN'T AS MESSY!)



GYM HAS FULL-SIZE COURT (HIGH SCHOOL EQUIVALENT)

ADDITIONAL COMMUNITY-USE FACILITY

Model School Advantages

- * Learn from those already in the building
- * See building wear-and-tear
- * See correctable problems before starting construction
- * Save time
- * Save money

School Tour and Potential Changes

Ken DiNisco
DiNisco Design

Project Timeline

- * Feasibility Study Complete
- * Schematic Design Begins Now
 - * Requires Town Meeting approval - November 15
- * Design Development and Construction
 - * Requires Town Meeting approval - Spring 2011

Schematic Design

- ✱ Very detailed review of Intermediate Elementary School repair needs
- ✱ New Elementary School design of all room sizes and locations, specific building placement
- ✱ Field relocations
- ✱ Detailed cost estimates based on specifics

Schematic Design

Unanswered Questions

- * What to do with abandoned 1898 Elementary School?
 - * Eight-room schoolhouse, too small for current needs
 - * Possible “Swing Space” during construction?
 - * School administration?
 - * Daycare?
 - * Other municipal uses?

Schematic Design

Unanswered Questions

- * Where to place a track?
 - * On this site?
 - * High School site?
- * Can it be part of this project?
 - * Consideration of MSBA rules, reimbursement

Design Development

- * April-October, 2011
 - * Interior and Exterior Materials
 - * Room Layouts
 - * Design Refinement
 - * “Blueprints” and Construction Documents
 - * Preparation of bid documents

Construction

- * January 2012-April 2013
- * New Elementary School opens September 2013
- * Middle School Repairs complete December 2013
- * Removal of modular classrooms, site cleanup complete Summer 2014

Construction Timing

- * One of the few situations where it's good to have a bad economy
- * Projects being bid at 10-20% below estimates
- * Very low bond (loan) interest rates
- * No tax impact for 1-2 years
- * Model School program is one-time opportunity
- * When economy improves, enrollment will increase

Special Town Meeting

Monday, November 15

- * Schematic Design: \$495,000
- * Funded from Stabilization Fund: No tax impact
- * Reimbursed at 53.53%
- * Feasibility Study and Schematic Design reimbursement will total \$400,000, to be returned to Stabilization Fund
- * Answer the most critical questions
- * Provide information to voters to make decision on Design Development and Construction

Special Town Meeting
Monday, November 15
7:00 PM
High School Auditorium

Thank You!

Q&A