

Special Town Meeting
November 15, 2010

School Building Project
Schematic Design

Article 1

Feasibility Study

- ✱ In 2008, Town Meeting approved **\$350,000** for the completion of a **feasibility study** for the **renovation and addition to the Intermediate Elementary School.**
- ✱ State pays 53.53% (\$187,000) - Goes back to Stabilization
- ✱ Cost to Town: \$163,000
- ✱ Review needs, determine options
- ✱ Determine “Preferred Option” - Least expensive project which meets educational requirements.
 - ✱ Primary concern: Cost to Douglas Taxpayers
- ✱ Next step: Begin Schematic Design

Municipal Center



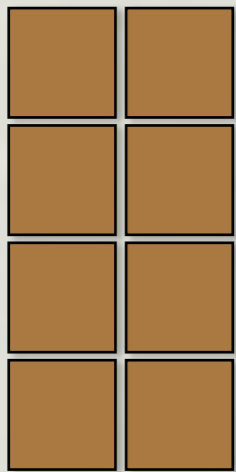
Police Town PreK

Elementary School



K 1 2

3 4 5 6 7



Intermediate School

8 9 10 11 12



High School

Elementary School

- ✱ All classroom spaces full
- ✱ Special education classes held in room created from storage space
- ✱ Teacher and specialist offices in Library
- ✱ No room for expansion when additional sections of a grade are needed
- ✱ Bathroom capacity: Six stalls for girls, three for boys, nearly 400 students. Lines are frequent. Difficult at this age level.
- ✱ Cafeteria crowded at all three seatings. No space for additional tables

Intermediate School

- ✱ No available classroom spaces
- ✱ Lunch begins at 10:45 AM - five lunch sessions
- ✱ Small group tutorial spaces required for certain subjects (primarily math); none available
- ✱ Portable classrooms are past usable lifespan. Roofs leaking, very inefficient heating.
- ✱ Limited wireless capacity limiting technology use
- ✱ Insufficient drops for computer use for students
- ✱ Improper grade structure

Intermediate School Repair

- * Intermediate School (formerly Middle/High School) 25 years old, so major repairs are expected
- * Replace roof
 - * frequent leaks causing damage, costly repairs
- * HVAC (boiler, air handler)
- * Replace windows
- * Increase efficiency (lower cost of oil and electricity)
- * Add sprinklers, other Building and ADA code issues

Renovation/Addition

Original Project

- * Project cost: \$65 Million
- * Cost to Douglas: \$30 Million
- * Too expensive!
- * Current classrooms too small (750SF vs 950SF)
 - * Not a problem to us, but it is to MSBA

~~Renovation~~ Repair

- * Address building needs
- * Don't address classroom sizes
- * Much less expensive
- * Would MSBA reimburse for this?
 - * YES, as long as we didn't include an addition
- * What about new classrooms?

~~Addition~~ New Building

- * Move the addition about 100 feet, call it a new building
- * Which grades go in which building?
 - * Intermediate School was Middle/High School, has science labs, perfect 6-8 Middle School
 - * New Elementary School less expensive to build than New Middle School
- * New Elementary School: 2-5
- * Intermediate Middle School: 6-8

Primary School



PreK

K

1

6

7

8



Middle School

Elementary School



2

3

4

5

9

10

11

12



High School



SITE LAYOUT - WORKING DRAFT

PORTABLE CLASSROOMS REMOVED, RELOCATE FIELDS, PARKING, ROADWAY IMPROVEMENTS

Model School Program

- * Use an existing school as starting point for a new school
- * Sounds simple, but it's new
- * Certainty in outcome; “bugs” worked out
- * Potential of savings during design *and* construction
- * 5% additional incentive points
- * Town must be *invited* by MSBA to participate
- * MSBA has *never* invited a town for an Elementary School - UNTIL NOW



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

Total Project Cost

Square Foot Costs Estimates

Includes site development, technology, furniture

	Total Cost	Douglas Cost
Intermediate School Repair	\$21.3 M	\$9.9 M
New Elementary School	\$29.9 M	\$11.8 M
Green Building 2%	No Added Cost	-\$600,000
Model School 5%	No Added Cost	-\$1.5 M
Total	\$51.2 M	\$21.7 M

Schematic Design

- * Identify specific Intermediate School repair items
- * Determine new building layout, exact location
- * Determine use of 1898 Old Elementary School
- * Determine costs
 - * We expect the \$9.9M repair cost to drop
 - * The \$11.8M new building cost will likely drop
 - * Two independent cost estimates
- * Come back to Town Meeting for project approval

Why Now?

- * The best time to build is in a down economy
- * Construction bids coming in 10-20% below budget
- * Very low borrowing rates
- * Waiting will require larger project for more students
- * Waiting will cost more due to construction inflation

Schematic Design

- * Answers the big questions
- * Total Cost: \$495,000
- * State pays 53.53%: \$265,000
 - * Goes back to Stabilization
- * Cost to Town: \$230,000
- * No tax impact

Recommended By

- * School Building Committee
- * School Committee
- * Board of Selectmen
- * Capital Improvement Committee
- * Finance Committee