

MASTER PLAN SCENARIOS & COMPONENTS

OVERVIEW

Dore + Whittier was tasked with identifying several master planning scenarios that would address the spatial needs across the district necessary to accommodate the enrollment forecast. To brainstorm the widest range of potential scenarios possible, the Design Team facilitated a ‘What If?’ workshop with members of the Working Group composed of district administrators, building principals, and town officials. Over the course of the four-hour workshop, the Working Group discussed how the enrollment forecast and spatial needs could be met through adjusting school sizes, grade groupings, grade configurations, and through several potential construction projects. Both full master plan scenarios (a series of moves and construction projects constituting a coherent plan) and master plan components (individual moves and construction projects not necessarily tied to a larger master plan) were discussed. The goal of the meeting was not to evaluate any solution or scenario, but rather generate a list of different scenarios that could be explored. The result of the workshop was seven master plan scenarios based on the resulting grade configuration. The table below summarizes those scenarios. The text that follows describes each in more detail.

Master Plan Scenarios Being Explored:

 Major Project Required

	Status Quo Pk, K-5th, 6 th , 7 th -8 th	Discontinue High Rock 5ES & MS Pk, K-5th, 6 th -8 th	High Rock As ES 6ES & MS Pk, K-5th, 6 th -8 th	Two 6-8 Middle Schools 5ES & 2MS Pk, K-5th, 6 th -8 th	One 5-8 Middle School 5ES & MS Pk, K-4th, 5 th -8 th	Two 5-8 Middle Schools 5ES & 2 MS Pk, K-4th, 5 th -8 th	Super School 5ES* & MS Pk, K-5th, 6 th -8 th
Broadmeadow	K-5 th Remains	K-5 th Remains	K-5 th Remains	K-5 th Remains	K-4 th Remains	K-4 th Remains	K-5 th Remains
Eliot	K-5 th Remains	K-5 th Remains	K-5 th Remains	K-5 th Remains	K-4 th Remains	K-4 th Remains	K-5 th Remains
Mitchell	K-5th New ES (5 sections)	K-5th New ES (5 sections)	K-5th New ES (3 sections)	K-5th New ES (7 sections)	K-4th New ES (4 sections)	K-4th New ES (3 sections)	Discontinued
Newman	PK, K-5 th Remains	PK, K-5 th Remains	PK, K-5 th Remains	6th-8th MS Reno	PK, K-4 th Remains	5th-8th Reno/Add	PK, K-5 th Remains
Williams	K-5 th Remains	K-5 th Remains	K-5 th Remains	K-5 th Remains	K-4 th Remains	K-4 th Remains	K-5 th Remains
High Rock	6th Only Addition	Repurposed TBD	Repurposed for ES	Repurposed for ES	Repurposed TBD	Repurposed K-4th	Repurposed TBD
Pollard	7th-8th Reno/Add or New	6th-8th Reno/Add or New	6th-8th Reno/Add or New	6th-8th Reno or New	5th-8th Reno/Add or New	5th-8th Reno or New	K-5th & 6th-8th Reno/Add or New

Since each of these scenarios could be executed in a multitude of ways, the narratives below only describe what was explored in a general way. The individual projects, and the variations of those projects (called master plan components) are described narratively and graphically in the Master Plan Components section further in this report. These Master Plan Components were developed as “fit plans” and cost estimates were established in June 2020 dollars based on narratives and the sketches provided.

The time-line scenarios below include the cost estimates included in the Master Plan Components and escalated at 4% per year to the mid-point of construction. Additionally, the timelines include Capital Improvement Cost to maintain the facilities until a major project can be undertaken. These costs were derived from the facility assessments Capital Improvement Plans found in Section II of this report. Some of the timelines scenarios show accelerated project opportunities based on either not using the MSBA process and / or accelerating the project with the use of a CM at Risk project delivery method that would result in early release packages to accelerate the construction process.

MASTER PLAN SCENARIOS

STATUS QUO

Grade Configuration:	PK, K-5 th , 6 th , 7 th – 8 th
Estimated Project Cost:	\$234.3 M (6/2020)

The Status Quo scenario maintains both the current grade configuration and the number of elementary schools. It explores what would be required to meet the spatial needs and accommodate the enrollment forecast by executing projects at each site where spatial deficiencies exist. Based on the enrollment and capacity analysis presented earlier in this report, three major projects would be required.

Mitchell Elementary School:

To create the 126 general classrooms required across the district to accommodate the enrollment forecast, a major project at Mitchell Elementary School would require 30 general classrooms (5 sections/ grade level). Dore + Whittier explored two projects to achieve this goal:

- A new two-story school west of the existing school assuming the existing building would continue to be occupied while construction took place.
- A new two-story school where the existing building currently sits assuming students could be relocated to another site during construction.

All other Elementary Schools:

Since Mitchell was identified as the elementary school with the greatest physical needs, the potential projects identified above were sized to address all the district’s elementary school space needs assuming some redistricting around the edges would be necessary. As a result, the Status Quo scenario does not require any additional work to the other elementary schools.

High Rock School:

In the Status Quo scenario, High Rock School remains the District's 6th grade center. Based on the capacity analysis already presented earlier in this report, High Rock School required approximately 9 more classroom-sized spaces to satisfy the enrollment forecast. In the Status Quo scenario, Dore + Whittier tested the feasibility of positioning a two-story addition onto the existing building.

Pollard Middle School:

Based on the enrollment and capacity analysis, Dore + Whittier recommended 67 teaching stations to serve the enrollment forecast and allow the district some flexibility with how it schedules its spaces. Since there are only 61 permanent teaching stations in the existing building, this scenario explored two strategies to achieve the total number of teaching stations required:

- Removing the existing modular classrooms and placing a 6 teaching station addition onto the existing building paired with a phased, occupied renovation of the remaining building and site.
- A new three-story school south of the existing school assuming the existing building would continue to be occupied while construction took place.

Sequencing of the Status Quo Scenario

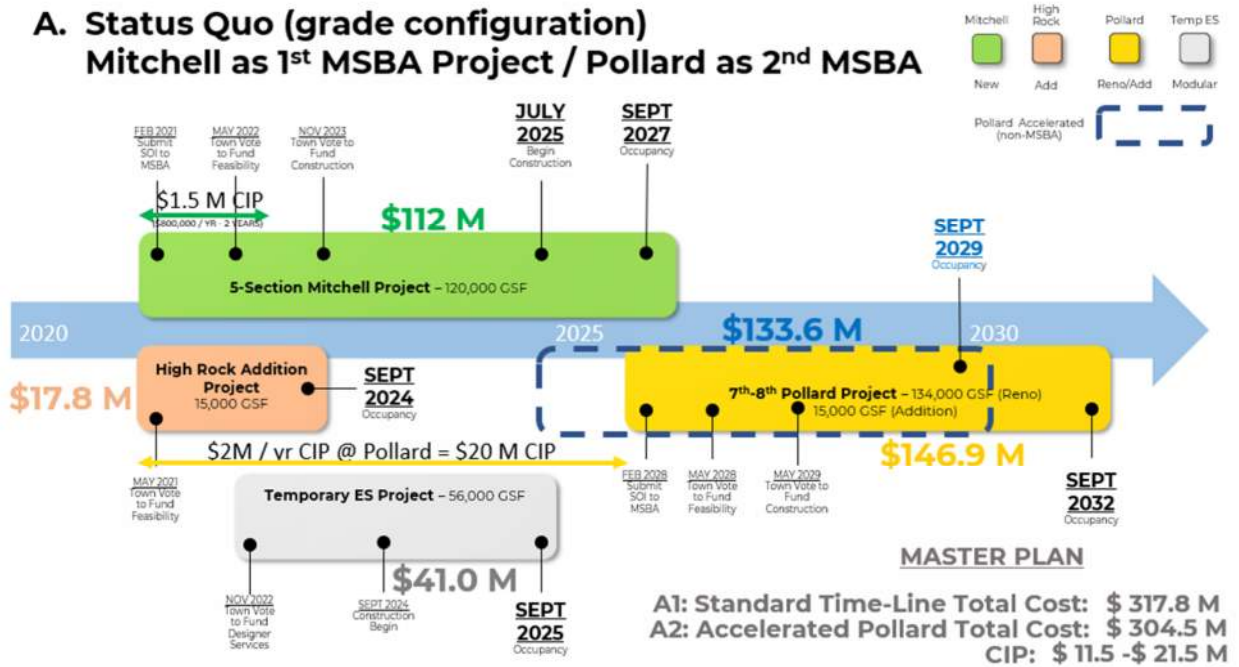
The sequencing of this scenario assumes that a Mitchell Elementary School project is identified as the District's priority project for the MSBA's grant program since it has the greatest physical and spatial needs. This scenario also assumes a High Rock project should be undertaken in parallel with the Mitchell project in order to address High Rock's capacity issues as quickly as possible. Finally, due to the size of the Mitchell project in this scenario and the site constraints present on the Mitchell site, a temporary elementary school project on the DeFazio site is necessary to serve as swing space during the construction of the Mitchell project.

Potential Variations

- The start of any or all projects could be delayed but would result in additional escalation costs and additional capital improvement expenditures in order to extend the useful life of the Mitchell and Pollard Schools until major projects could be realized.
- The District could choose not to execute the High Rock project and continue to experience the current overcrowding condition, which will lessen slightly over time according to the enrollment forecast but will exist for the entirety of the forecast.

A. Status Quo (grade configuration)

Mitchell as 1st MSBA Project / Pollard as 2nd MSBA



Evaluation of the Scenario

- The feasibility of both strategies to construct a five-section elementary school on the existing Mitchell site is limited for two basic reasons. First, if the project is constructed west of the existing building, it may not be feasible to provide adequate construction access, lay down, and parking given the site constraints present. Second, there are currently no options for swing space (without significant additional expense) to allow students to be relocated during construction.
- The feasibility of placing a two-story classroom addition at the High Rock School is limited given the site constraints present. The most likely location for an addition impacts an existing detention area, would require complex construction coordination for laydown and contractor parking areas, and would require construction both within and immediately adjacent to occupied space.
- It appears to be feasible to place an addition at Pollard on the existing building in approximately the same location as the existing modular classrooms. However, in order to execute an addition in this location, the modular classrooms would either have to be replicated temporarily somewhere else on the site, or the school would need to adopt a slightly different daily school schedule to increase the utilization rate of instructional spaces and vacate the modular classrooms.
- Approximately \$1.5 M worth of capital improvements are necessary at Mitchell Elementary School under the timing proposed in order to extend the useful life of the building (but not trigger substantial upgrades) until the new project can be realized. Additional capital investments would be needed each year the construction project is delayed but cannot exceed 30% of the fair market value (\$8,215,200) over the course of three years without triggering additional code upgrades

which would require significant investments into the building. In all approximately \$25 million in facility capital improvements have been identified in the facility assessment reports.

- Approximately \$20 M worth of capital improvements are necessary at Pollard Middle School to extend its useful life until a major project can be realized. This amount is approximately half of the required upgrades noted in the capital improvement plan but is the maximum allowed without hitting the code triggers.
- Of all the scenarios under consideration, this scenario has the greatest capital improvement investment in buildings expected to be renovated or replaced.

DISCONTINUE HIGH ROCK SCHOOL

Grade Configuration: PK, K-5th, 6th – 8th
 Estimated Cost to Complete: \$235.7 M (6/2020)

This scenario explores positioning grades 6th-8th under one roof at Pollard and discontinuing the High Rock School for educational use. This scenario was born out of questions about how to solve the overcrowding condition at High Rock, potentially opening up a place for the District Offices, and/or positioning High Rock as a swing space for a future Mitchell Elementary School project. In such a scenario, two major projects are required, and a Pollard School project must occur first if High Rock is to be used as swing space for a Mitchell project.

Mitchell Elementary School:

To create the 126 general classrooms required across the district to accommodate the enrollment forecast, a major project at Mitchell Elementary School would require 30 general classrooms (5 sections/ grade level). Dore + Whittier explored two projects to achieve this goal:

- A new two-story school west of the existing school assuming the existing building would continue to be occupied while construction took place.
- A new two-story school where the existing building currently sits assuming students could be relocated to another site during construction, this option assumed the High Rock School.

All other Elementary Schools:

Since Mitchell was identified as the elementary school with the greatest physical needs, the potential projects identified above were sized to address all the district's elementary school space needs, assuming some redistricting around the edges would be necessary. As a result, this scenario does not require any additional work to the other elementary schools.

High Rock School:

In this scenario, High Rock School would likely serve as swing space for a future Mitchell Elementary School project but would be discontinued for educational use once it had served that purpose. It is important to note that Dore + Whittier tested the feasibility of the High Rock School to serve as an elementary school, either as temporary swing space or as a permanent elementary school. Based on

the enrollment forecast and the total number of grade level classrooms in the District, High Rock is six classrooms short of being able to accommodate the entire Mitchell Elementary School population but close enough to potentially redistribute the remaining students to the other elementary schools temporarily.

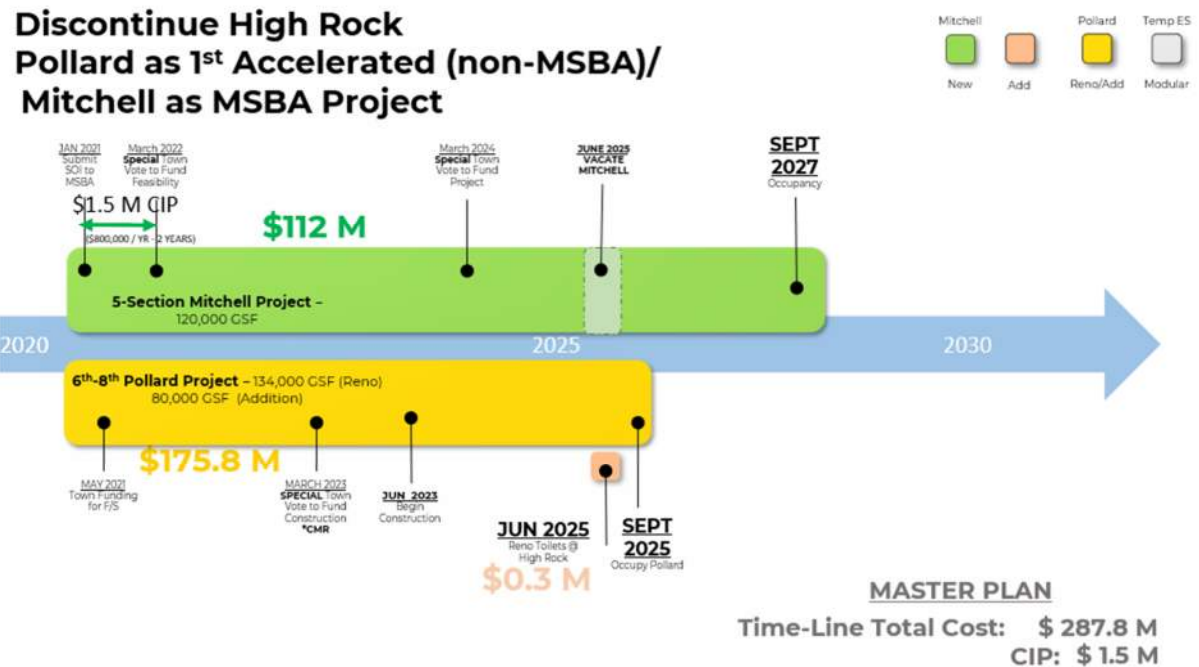
Pollard Middle School:

Based on the enrollment and capacity analysis, Dore + Whittier recommended 101 teaching stations to serve the enrollment forecast and allow the district some flexibility with how it schedules its spaces. Since there are only 61 permanent teaching stations in the existing building, this scenario explored two strategies to achieve the total number of teaching stations required:

- Removing the existing modular classrooms and placing a 40+/- teaching station addition onto the existing building paired with a phased, occupied renovation of the remaining building and site.
- A new three-story school south of the existing school assuming the existing building would continue to be occupied while construction took place.

Sequencing of the Discontinued High Rock Scenario

The sequencing of this scenario assumes that a Mitchell Elementary School project is identified as the District’s priority project for the MSBA’s grant program since it has the greatest physical and spatial needs. This scenario also assumes a Pollard project should be undertaken in parallel with the Mitchell project in order to address challenges identified at both High Rock and Pollard Schools. While financially a challenge, executing these two major project concurrently allows for High Rock School to serve as swing space for the Mitchell project.



Potential Variations

- The start of any or all projects could be delayed but would result in additional escalation costs and additional capital improvement expenditures in order to extend the useful life of the Mitchell and Pollard Schools until major projects could be realized.
- The District could choose to identify Pollard as the priority project for the MSBA's grant program. Doing so would extend the time needed to complete the Pollard project and, therefore, push out the completion of the Mitchell project by approximately one year. Pushing out the completion of both projects would also have financial implications due to increased escalation costs and potentially more capital improvement investment needed in both schools.

Evaluation of the Scenario

- Both strategies construct a five-section elementary school on the existing Mitchell site if students are relocated during construction to a combination of High Rock and the other four elementary schools during construction.
- While having the High Rock School available for swing space to support a future Mitchell project, doing so requires a Mitchell project to be pushed out. Occupancy of a Mitchell project may be as far out as ten or more years. In addition, once the Mitchell project is completed, it will be necessary to identify the use for the vacated High Rock School.
- It appears to be feasible to place an addition at Pollard on the existing building in approximately the same location as the existing modular classrooms. However, in order to execute an addition in this location, the modular classrooms would either have to be replicated temporarily somewhere else on the site, or the school would need to adopt a slightly different daily school schedule to increase the utilization rate of instructional spaces in the main building.
- It also appears feasible to construct an entirely new three-story school south of the existing Pollard building but may be slightly more challenging from a construction logistics perspective.
- In either a renovation/addition or new construction strategy, increasing the student population on the Pollard site may increase traffic stresses on the site and surrounding neighborhood.
- Approximately \$1.5 M worth of capital improvements are necessary at Mitchell Elementary School under the timing proposed in order to extend the useful life of the building until the new project can be realized. This cost would increase if the start of the project was delayed but cannot exceed 30% of the fair market value over any three year period in an effort to avoid triggering code upgrades that would require substantial capital investment.
- Along with the High Rock as Elementary School scenario, this scenario has the least capital improvement investment for buildings that are to be renovated or replaced.
- Because of the size of the Mitchell project, the District must execute the Mitchell project if High Rock is discontinued for educational use.

HIGH ROCK SCHOOL as ELEMENTARY SCHOOL

Grade Configuration: PK, K-5th, 6th – 8th
 Estimated Cost to Complete: \$208.6 M (6/2020)

This scenario explores positioning grades 6th-8th all under one roof at Pollard and repurposing High Rock as a sixth elementary school. This scenario was born out of questions about whether or not a Mitchell project could be smaller if High Rock were repurposed as an elementary school. In short, yes. The capacity analysis suggested that 126 total classrooms were necessary across the whole district to both accommodate the enrollment forecast and stay near the mid-point of the District's class size guidelines. Bringing High Rock on as a sixth elementary school would mean that a new Mitchell School could be a three section school: a total of 132 general classrooms across the district, allowing the District to either maintain a slightly lower average class size or allow some specials to have dedicated space.

Mitchell Elementary School:

To create the 126 general classrooms required across the district to accommodate the enrollment forecast, a major project at Mitchell Elementary School would require 12 general classrooms (2 sections/ grade level). However, in this scenario, Dore + Whittier would recommend Mitchell as a three section per grade school to position it to have parity with both Eliot and High Rock and to give the district a little more flexibility to either lower it's average class size or to provide specials with their own dedicated space. Dore + Whittier explored one project to achieve this goal:

- A new two-story school where the existing building currently sits, assuming students could be relocated to another site during construction.

All other Elementary Schools:

Since Mitchell was identified as the elementary school with the greatest physical needs, the potential projects identified above were sized to address all the district's elementary school space needs assuming some redistricting around the edges would be necessary. As a result, this scenario does not require any additional work to the other elementary schools.

High Rock School:

In this scenario, High Rock School would serve as swing space for a future Mitchell Elementary School project with some students redistributed to other elementary schools until a new Mitchell School can be completed. Once Mitchell is complete students across the district would be redistributed to the six elementary schools. This would allow the elementary schools across the district to lower all class sizes or provide dedicated space for specials

Pollard Middle School:

Based on the enrollment and capacity analysis, Dore + Whittier recommended 101 teaching stations to serve the enrollment forecast and allow the district some flexibility with how it schedules its spaces. Since there are only 61 permanent teaching stations in the existing building, this scenario explored two strategies to achieve the total number of teaching stations required:

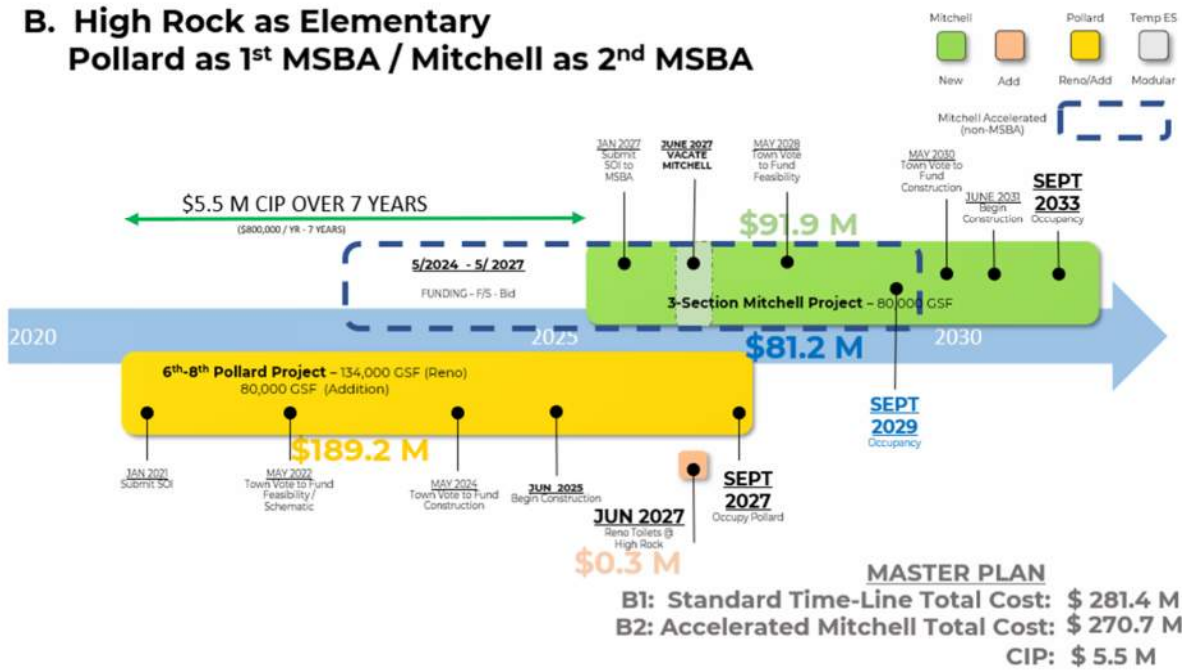
- Removing the existing modular classrooms and placing a 40+/- teaching station addition onto the existing building paired with a phased, occupied renovation of the remaining building and site.
- A new three-story school south of the existing school, assuming the existing building would continue to be occupied while construction took place.

Sequencing of the High Rock as an Elementary School Scenario

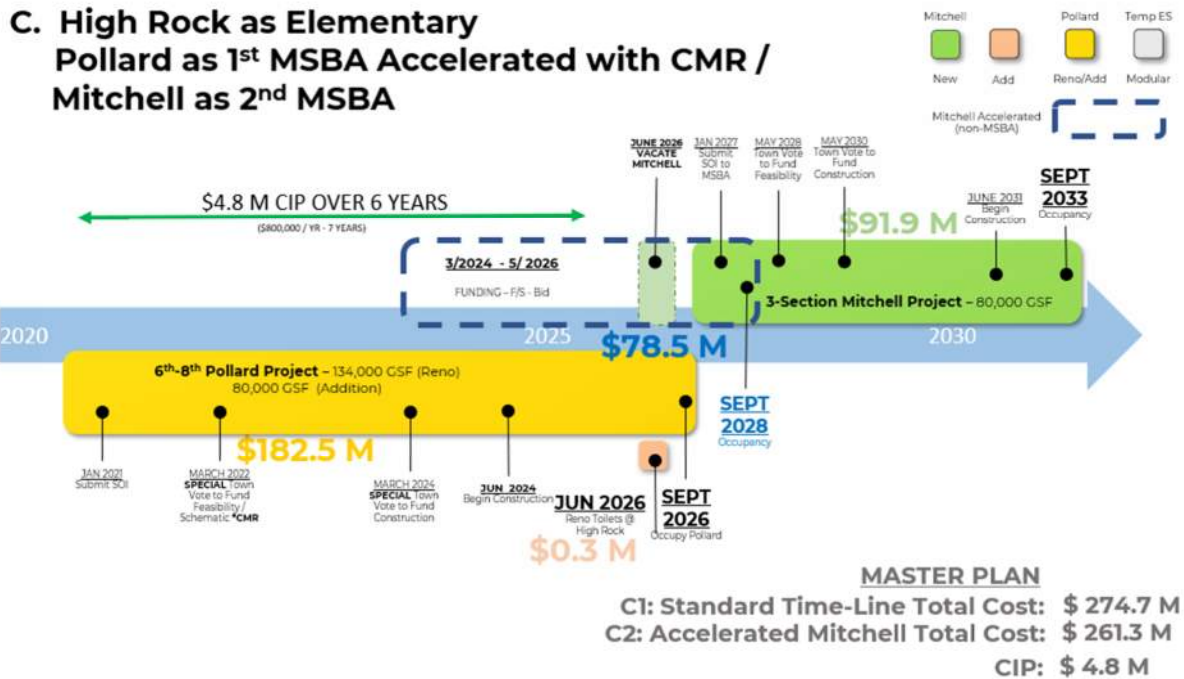
In sequencing this scenario the Team reviewed several options. The first sequence scenario, B, prioritizes the Pollard School as the MBA project. Timeline B1 sequences Mitchell as a second MSBA project and B2 suggests that the conclusion of the Master Plan could be accelerated if the Town were to proceed with the work on Mitchell without MSBA participation.

B. High Rock as Elementary

Pollard as 1st MSBA / Mitchell as 2nd MSBA

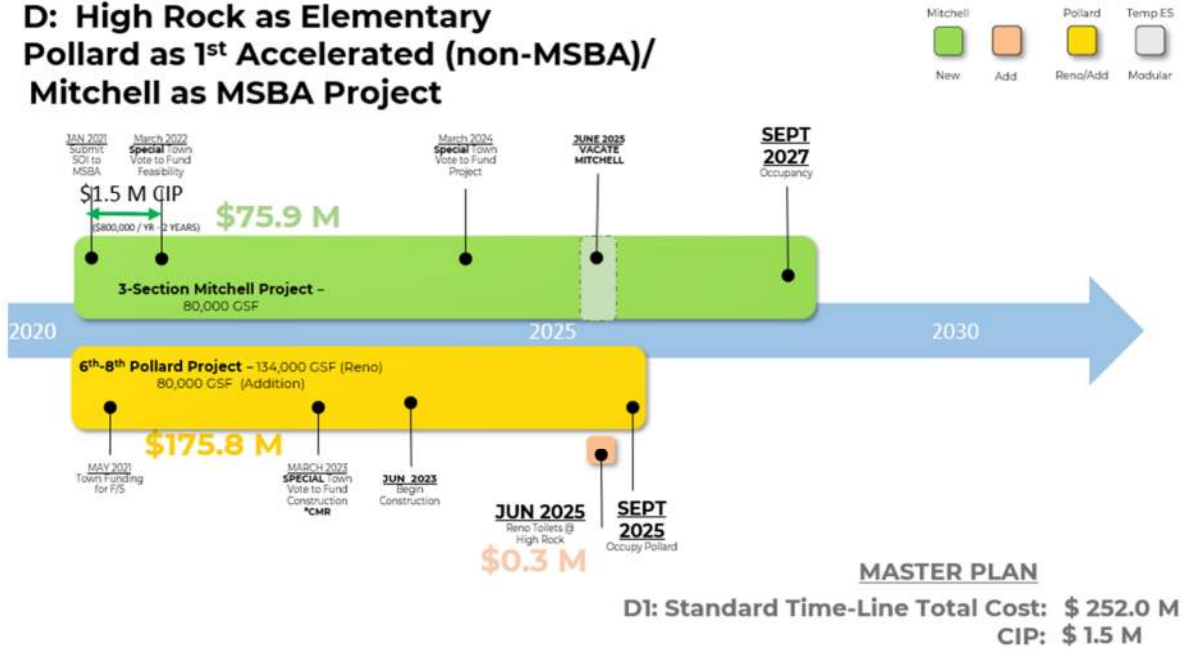


The second scenario, C, is similar to sequence scenario B where it prioritizes the Pollard School as the MSBA project but assumes a CM at Risk delivery method which can accelerate the construction schedule reducing the overall timeline and ultimately the total cost of the master plan. Similar to the B2 timeline, C2 suggests that the conclusion of the Master Plan could be accelerated if the Town were to proceed with the work on Mitchell without MSBA participation.



Finally, sequencing scenario D assumes that a Mitchell Elementary School project is identified as the District’s priority project for the MSBA’s grant program since it has the greatest physical and spatial needs. This timeline scenario also assumes a Pollard project would be undertaken in parallel with the Feasibility / Schematic Design study for the Mitchell School project in order to complete the Pollard School addition and vacate the High Rock School for use as an elementary school and swing space for the Mitchell School students during construction. While financially a challenge, executing these two major projects concurrently reduces the overall timeline for completion of the Master Plan and results and cost savings due to escalation.

**D: High Rock as Elementary
Pollard as 1st Accelerated (non-MSBA)/
Mitchell as MSBA Project**



Potential Variations

- The start of any or all projects could be delayed but would result in additional escalation costs and additional capital improvement expenditures in order to extend the useful lives of Mitchell and Pollard until major projects could be realized.
- The District could choose to identify Pollard as the priority project for the MSBA’s grant program. Doing so would extend the time needed to complete the Pollard project and, therefore, push out the completion of the Mitchell project by approximately one year. Pushing out the completion of both projects would also have financial implications due to increased escalation costs and potentially more capital improvement investments.
- The District could choose to only execute the Pollard project and either delay or not execute the Mitchell project. Doing so would still require elementary students to move into the High Rock facility once the Pollard project is complete. In a delay of the Mitchell project where Mitchell continues to be occupied, the district would have enough general classrooms across the district to both accommodate the enrollment forecast and stay within the district’s class size guidelines. If the District decides to delay the Mitchell project or not execute it at all, where Mitchell is

discontinued for educational use, the District would have the minimum number of classrooms needed across the District but would need to maximize class sizes across all elementary classrooms, which would leave very little flexibility to accommodate enrollment deviations from the forecast.

Evaluation of the Scenario

- The strategy to construct a three-section elementary school on the existing Mitchell site if students are relocated during construction to a combination of High Rock and the other four elementary schools during construction appears feasible and by having a smaller footprint would offer more flexibility with internal site circulation, parking, playgrounds, and playfields.
- While having the High Rock School available for swing space to support a future Mitchell project, doing so may require a Mitchell project to be pushed out. Since this project is smaller than the five-section school needed in the Status Quo scenario, there may be a timeline where a Pollard project and a Mitchell project could occur somewhat concurrently potentially shortening the timeline for the completion of the Mitchell project.
- It appears to be feasible to place an addition at Pollard on the existing building in approximately the same location as the existing modular classrooms. However, in order to execute an addition in this location, the modular classrooms would either have to be replicated temporarily somewhere else on the site, or the school would need to adopt a slightly different daily school schedule to increase the utilization rate of instructional spaces.
- It also appears feasible to construct an entirely new three-story school south of the existing building but may be slightly more challenging from a construction logistics perspective.
- In either a renovation/addition or new construction strategy, increasing the student population on this site may increase traffic stresses on the site and surrounding neighborhood.

Two 6th-8th Middle Schools

Grade Configuration: PK, K-5th, 6th – 8th

Time to Completion:

Estimated Cost to Complete:

*Option was eliminated from consideration prior to developing timeline or cost estimates

This scenario explores positioning grades 6th-8th together as a grade grouping, but splitting the population into two cohorts, one at the Pollard site and one at the Newman site. Repurposing Newman as a 6th-8th middle school would displace all the K-5th students currently housed there. Assuming Pre-K would remain at Newman making it necessary to recreate its 30 general classrooms elsewhere in the district. This scenario would, therefore, require High Rock to be repurposed as an elementary school replacement for Newman students and for the proposed project at Mitchell require seven sections per grade.

Mitchell Elementary School:

To create the 126 general classrooms required across the district to accommodate the enrollment forecast, a major project at Mitchell Elementary School would require 42 general classrooms (7 sections/ grade level). However, in this scenario, Dore + Whittier would not recommend attempting a project of this size on the existing Mitchell site. In collaboration with the Working Group and the PPBC, this scenario was eliminated from further consideration because of the infeasibility of this project.

Newman Elementary School:

Newman would be repurposed as a second middle school and continue to serve as the location for the District's Pre-K program. Converting this facility to serve grades 6th-8th, however, would displace all its K-5th population. Because this scenario was deemed infeasible due to the size of the project required at Mitchell, no test-fits for this component were explored.

All other Elementary Schools:

Since Mitchell was identified as the elementary school with the greatest physical needs, the potential projects identified above were sized to address all the district's elementary school space needs assuming some redistricting around the edges would be necessary. As a result, this scenario does not require any additional work to the other elementary schools.

High Rock School:

In this scenario, High Rock School would need to be repurposed as a partial replacement for the Newman elementary school.

Pollard Middle School:

The initial strategy for this scenario was to perform a phased, occupied renovation of the existing facility to support approximately 800 of the total 6th-8th grade population. However, because this scenario was deemed infeasible due to the size of the project required at Mitchell, no test-fits for this component were explored.

Evaluation of the Scenario

- The strategy to construct a seven-section elementary school on the existing Mitchell site was deemed infeasible based on the size and constraints of the site even if students were able to be relocated during construction.
- The Working Group and the PPBC eliminated this scenario for further consideration before it was estimated or sequenced for these reasons.

One 5th-8th Middle Schools

Grade Configuration: PK, K-4th, 5th – 8th

Time to Completion:

Estimated Cost to Complete:

*Option was eliminated from consideration prior to developing timeline or cost estimates

This scenario explores positioning all grades 5th-8th together as a grade grouping under one roof at the Pollard site as a school within-a-school model, reconfiguring the existing elementary schools to serve grades K-4th, and discontinuing the High Rock School as an educational facility.

Mitchell Elementary School:

This master plan scenario explores changing the grade configuration at the elementary schools. If fifth grade is removed from the elementary schools, the total District classroom need at the elementary schools drops from 126 to 106. A Mitchell project in this scenario would only require 10 general classrooms (2 sections per grade level x 5 grade levels), but would also require an imbalance of sections at the other elementary schools (i.e. some grade levels of three sections and other grade levels of four sections). In this scenario, Dore + Whittier recommends a Mitchell project with three sections per grade level to create parity with Eliot and to give the District the flexibility to reduce average class size or to create dedicated spaces for specials.

All other Elementary Schools:

Since Mitchell was identified as the elementary school with the greatest physical needs, the potential projects identified above were sized to address all the district's elementary school space needs assuming some redistricting around the edges would be necessary. As a result, this scenario does not require any additional work to the other elementary schools.

High Rock School:

In this scenario, High Rock School could potentially serve as swing space for a Mitchell project, but then would be discontinued for educational use.

Pollard Middle School:

This scenario would result in locating approximately 2,000 students on the Pollard site and a facility of approximately 360,000 sf. Dore + Whitter explored the feasibility of constructing a new facility to accommodate this population, ultimately determining that, while geometrically feasible, it would likely require positioning the new construction where the existing building sits in the widest part of the site and would require students to be relocated during construction making it logistically infeasible.

Evaluation of the Scenario

- This strategy results in a grade reconfiguration, a change that was deemed unattractive to members of the Working Group but was explored to see if it yielded any spatial or financial benefits.
- While it appeared geometrically feasible to construct a new 360,000 SF facility on the Pollard site, it also appeared to be logistically infeasible because it required the relocation of students during construction.
- The Working Group and PPBC eliminated this scenario for further consideration before it was estimated or sequenced for these reasons.

Two 5th-8th Middle Schools

Grade Configuration: PK, K-4th, 5th – 8th
 Time to Completion: see timeline
 Estimated Cost to Complete: \$278.7 M (6/2020)

This scenario was born out of the question, “Does splitting the 5th-8th grades into two facilities make this more feasible and reduce the potential stress on the Pollard site resulting from all 5th-8th grades on that site?” It explores positioning approximately half of all grades 5th-8th together at the Pollard site, repurposing Newman as the second 5th-8th facility, reconfiguring the other existing elementary schools to serve grades K-4th, and repurposing the High Rock School as a partial replacement for the Newman Elementary School.

Mitchell Elementary School:

This master plan scenario explores changing the grade configuration at the elementary schools. If fifth grade is removed from the elementary schools, the total District classroom need at the elementary schools drops from 126 to 106. A Mitchell project in this scenario would only require 22 general classrooms (4 +/- sections per grade level x 5 grade levels) and the necessary PK classrooms to accommodate those displaced from Newman. This scenario would also require an imbalance of sections at the other elementary schools (i.e. some grade levels of three sections and other grade levels of four sections).

Newman Elementary School:

Newman would be repurposed as a second middle school to serve approximately half the student population in grades 6th-8th, however, would displace all its K-4th population. Dore + Whittier explored the feasibility of placing an addition onto the existing building to serve this population.

All other Elementary Schools:

Since Mitchell was identified as the elementary school with the greatest physical needs, the potential projects identified above were sized to address all the district’s elementary school space needs assuming some redistricting around the edges would be necessary. As a result, this scenario does not require any additional work to the other elementary schools.

High Rock School:

In this scenario, High Rock School could potentially serve as swing space for a Mitchell project and then be repurposed as the fifth elementary school.

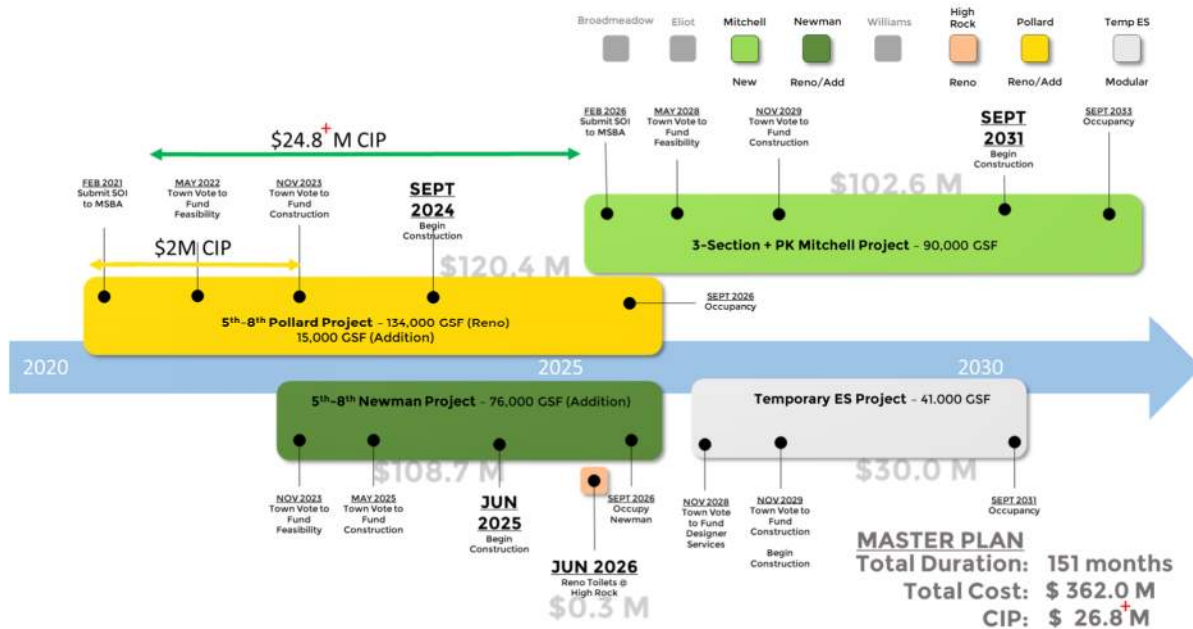
Pollard Middle School:

The initial strategy for this scenario was to perform a phased, occupied renovation of the existing facility to support approximately 900 of the total 5th-8th grade population. In order to accomplish this renovation, it may be necessary for the school to consider an alternative daily schedule to be more efficient with space or to consider the use of additional modular classrooms in order to vacate existing space during the renovation.

Sequencing of the Two Middle School Scenario

The sequencing of this scenario assumes that a Pollard School project is identified as the District’s 1st priority project for the MSBA’s grant program and assumes a Newman project would need to occur concurrently in order to execute the grade reconfiguration. This scenario also assumes a Mitchell

project would follow the first two projects as the District’s second priority for the MSBA’s grant program.



Potential Variations

- The start of any or all projects could be delayed but would result in additional escalation costs and additional capital improvement expenditures in order to extend the useful lives of Mitchell and Pollard until major projects could be realized.
- Other than delaying the entire master plan, there are limited potential variations to consider for this scenario. In order to both execute the grade reconfiguration and maintain enough general classrooms at the elementary schools, both the Pollard and Newman projects must occur concurrently. Since the Newman project would likely focus on a major addition and not require a significant renovation to the existing building, it makes little sense to consider it as the MSBA priority project. Because High Rock must serve as a partial replacement for the Newman elementary school students immediately following the grade reconfiguration, it would not be available to serve as swing space for the Mitchell project, thereby, making it necessary to execute a temporary elementary school project on the DeFazio property.

Evaluation of the Scenario

- This strategy results in a grade reconfiguration, a change that was deemed unattractive to members of the Working Group but was explored to see if it yielded any spatial or financial benefits with consideration.
- The work necessary to place a sizable addition onto the existing Newman Elementary School appeared to be feasible without any significant negative impacts to the existing site features.

- Although Mitchell possesses the greatest physical and spatial needs, this scenario delays addressing those issues for more than ten years. As a result, it would be necessary to invest approximately \$25 M in capital improvements at Mitchell to extend its useful life until a major project could be realized.
- Because the Pollard project is assumed to be the first MSBA priority project, it would take slightly longer to complete than if the project were executed by the town without MSBA assistance. As a result, this scenario would require approximately \$2M worth of capital improvement investment to extend its useful life until the major project could be completed.
- Of all the options considered, this scenario has the longest duration to completion, the highest total cost, and the greatest capital improvement investment in buildings scheduled to be renovated or replaced.

Super School

Grade Configuration: PK, K-5th, 6th – 8th

Time to Completion:

Estimated Cost to Complete:

*Option was eliminated from consideration prior to developing timeline or cost estimates

This scenario was born out of the question, “Is there a single project on a single site that can address all of the enrollment and spatial needs?” In response to that question, Dore + Whitter explored a scenario that tests the feasibility of constructing a super school housing the equivalent of one elementary school and all grades 6th-8th under one roof in a school-within-school model. Upon completion, this scenario would discontinue both the existing High Rock and Mitchell schools for educational use.

Mitchell Elementary School:

This master plan scenario would discontinue Mitchell for educational use and require redistricting to reflect an elementary school on the Pollard site.

All other Elementary Schools:

As a result of the District’s elementary school needs being met with an elementary school project at the Pollard site, this scenario does not require any additional work to the other elementary schools.

High Rock School:

This master plan scenario would discontinue High Rock for educational use and require redistricting to reflect an elementary school on the Pollard site.

Pollard Middle School:

This scenario would result in locating approximately 2,000 students on the Pollard site and a facility of approximately 360,000 sf very similar to the 5th-8th project explored in a different scenario. Dore + Whitter explored the feasibility of constructing a new facility to accommodate this population, ultimately determining that, while geometrically feasible, it would likely require positioning the new construction where the existing building sits in the widest part of the site and would require students to be relocated during construction making it logistically infeasible.

Evaluation of the Scenario

- This strategy results in a facility with a population that was deemed unattractive to members of the Working Group but was explored to see if it yielded any spatial or financial benefits with consideration.
- No other sites in town were deemed large enough to accommodate such a large facility.
- The Working Group and PPBC eliminated this scenario for further consideration before it was estimated or sequenced for these reasons.

MASTER PLAN COMPONENTS

Each of the scenarios described above are composed of several major projects (master plan components), some of which were relevant to more than one scenario. Dore + Whittier tested the feasibility of each of these components at a level appropriate to a master plan study. Basic programs were developed, basic site constraints considered, and building or addition footprints were tested on respective sites. In some cases, basic internal building diagrams (conceptual illustrations) were created to ensure the logic of a particular building footprint. Dore + Whittier did not prepare detailed space summary programs and did not resolve every design challenge but did enough planning and design to determine whether or not each exploration could be feasible. Should the District choose to implement any of these explorations, an additional feasibility study would be necessary to drill down deeper into the specifics of the space program, site constraints, construction phasing, and cost estimating. What follows are narrative and graphic descriptions of the master plan components explored organized by site. An estimate for each master plan components total project cost is provided in the descriptions below. The estimates presented in this section of the report are reported in 2020 dollars. In the Master Plan scenario section (and reflected in the executive summary), however, these cost estimates for master plan components have been escalated to the mid-point of construction based on where they fall in the timing and sequence of a master plan scenario.

Five-Section Elementary School at Mitchell Site \$86.9 M (6/2020)

This exploration tested the feasibility of constructing a new, two-story, 5 section per grade elementary school on the existing fields while students remain in the existing building during construction. In this diagram, the public functions (main administration, cafeteria, kitchen, library, and gymnasium are assumed to be to the south. The three fingers represent grade level classrooms. Main parking and parent drop-off are assumed to the south along Brookline Street. Bus lane and hardscape play areas are assumed to be to the north. Play structures and an artificial turf field are assumed to be between the bus lane and the parent loop east of the new building.



- It appears to be geometrically feasible to position a building on the fields and not overlap the existing building.
- In order to construct a new building in this location, however, the four kindergarten modular classrooms would either have to be temporarily relocated or removed from the site.
- Due to the existing Mitchell Woods at the west end of the property and the steeply sloping topography to the east of the site, construction logistics would be challenging.
- Due to the size of the project, there would be a net reduction in play ground and play field space.

This exploration was deemed feasible only if students were relocated off-site during construction because of the construction logistical challenges. Assuming the Mitchell Woods are not available to provide construct access, construction parking, nor lay down space, there doesn't appear to be enough space elsewhere on the site to address these logistical issues. Since the other elementary schools are at full capacity, this exploration would require either a temporary elementary school at the DeFazio site or the use of High Rock as swing space if 6th grade were relocated to Pollard Middle School in a preceding project. Even if implemented, this exploration results in fewer outdoor areas and a less than ideal solar orientation for grade level classrooms.

Four-Section Elementary School at Mitchell Site \$66.4 M (6/2020)

This exploration tested the feasibility of constructing a new, two-story, 4 section per grade elementary school (or three section elementary school plus the PK program) on the location of the existing building footprint. This would assume all students are relocated during construction. In this diagram, the public

functions (main administration, cafeteria, kitchen, library, and gymnasium) are assumed to be to the east. The three fingers represent grade level classrooms. Main parking and parent drop-off are assumed to the east. Bus lane and hardscape play areas are assumed to be to the north. In this exploration, the existing play field can remain. Playgrounds and hardscaped play areas are assumed to be just beyond the northwest corner of the new building.



- It appears to be geometrically feasible to position a building on the location of the existing building. This has the added benefit of orienting classroom windows to face north and south, a more ideal solar orientation.
- All students are assumed to be off-site during construction. As a result, no phased construction is necessary and construction logistics are greatly simplified.

Like the previous five-section exploration, this exploration was deemed feasible only if students were relocated off-site during construction because the project, itself, overlaps the existing building footprint. Since the other elementary schools are at full capacity, this exploration would require either a temporary elementary school at the DeFazio site or the use of High Rock as swing space if 6th grade were relocated to Pollard Middle School in a preceding project. Unlike the five-section exploration, however, positioning the new building in the location of the existing building footprint results in several more advantageous characteristics. First, the existing play field can remain. Grade level classrooms have a more idealized solar orientation. Relationship between the new building and the residential abutters is better.

Three Section Elementary School at Mitchell Site\$59.4 M (6/2020)

This exploration tested the feasibility of constructing a new, two-story, three section school in a location that partially overlaps the existing building. This test was performed by placing the Eliot elementary school footprint on the Mitchell site. While not all the programmatic elements that may be in a future elementary school are present in Eliot, it serves as a reasonable approximation for this purpose. In this diagram, public functions (main administration, cafeteria, kitchen, library, and gymnasium) are assumed to be on the eastern portion of the massing facing the parking lot. General classrooms, Art, Music, and special education spaces are assumed to be in the other two legs of the “u” facing south and west. Parents would enter the property from Brookline Street, discharge and load students from the main entry, and exit the site back onto Brookline Street. Buses would enter the site from the north using a bus loop at the north east corner of the building and exit the site back to the north.

**Mitchell ES, Proposed Site Plan**

- 3 Sections Per Grade, Two Stories
- Grades K-5th



- New 80,000 GSF Building
- Modified Playfield

- It appears to be geometrically feasible to position a building on the location that partially overlaps the existing building.
- One of the advantages of a three-section project on this site is it appears to be a better scale for the site, allowing the building to sit well away from the abutters and allowing more open space.
- All students are assumed to be off-site during construction. As a result, no phased construction is necessary and construction logistics are greatly simplified.

Like the previous five-section and four-section explorations, this exploration was deemed feasible only if students were relocated off-site during construction even though it is smaller and occupies less site area. Since the other elementary schools are at full capacity, this exploration would require either a temporary elementary school at the DeFazio site or the use of High Rock as swing space if 6th grade were relocated

to Pollard Middle School in a preceding project. If master plan scenarios can be developed where the Mitchell project is only three sections, it would allow for a better fit on the site and would create a school that has parity with the Eliot School.

Ten “Classroom” Addition at High Rock

\$15.4 M

The capacity analysis revealed a need for approximately five additional classroom-sized teaching stations to accommodate the enrollment forecast. In addition, interviews with the building principal revealed a severe shortage of dedicated and appropriately sized special education spaces. To address these deficiencies, the following explorations tested the feasibility of placing an approximately 15,000 GSF addition on the existing High Rock facility. Depicted below are several conceptual explorations with a few qualitative observations about why they may not be worth further exploration. The final diagram represents what the design team feel is the most likely opportunity for an addition, albeit with several challenges that still must be overcome.



High Rock School, Northeast Addition

- 10 Classroom Addition, Two Stories
- Grades 6th

Existing Buildings
 New 15,000 GSF Addition

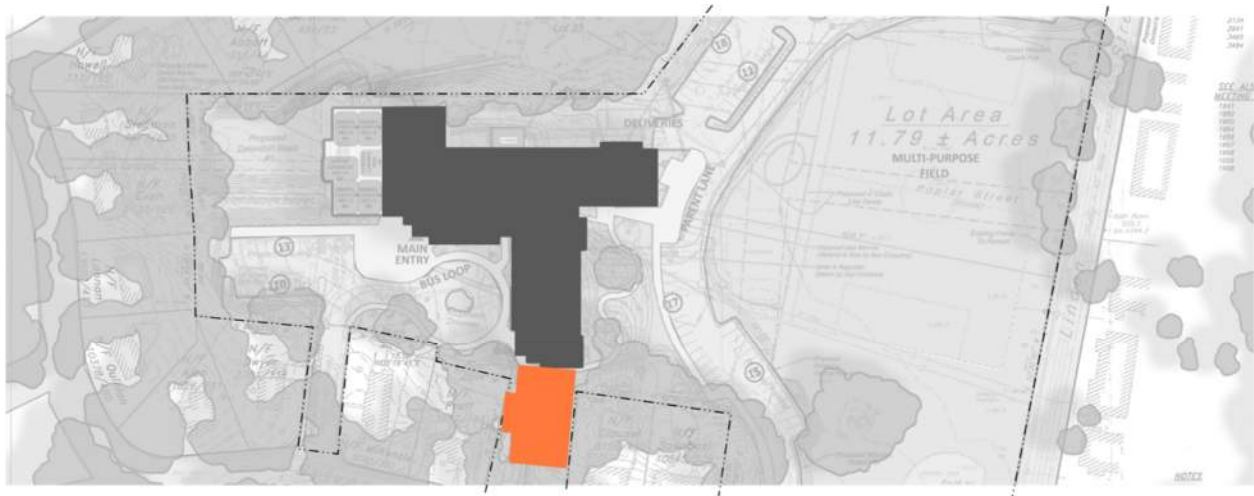
- The exploration above negatively impacts the existing parking and site circulation patterns with little opportunity to replicate the parking elsewhere without negatively impacting the existing play ground or play fields.
- This exploration requires a “bridge” connector back to the existing building which negatively impacts site access to the service areas.
- As an addition that is relatively disconnected from the existing building, disruption to students during construction would be less than some other explorations.



- The exploration above negatively impacts the existing parking and site circulation patterns with little opportunity to replicate the parking elsewhere without negatively impacting the existing play ground or play fields.
- This exploration requires a “bridge” connector back to the existing building which negatively impacts site access to the service areas.
- This location on the site has the most severe topography and would likely result in poor daylighting in some new classrooms and/or windowless spaces on the uphill side of the addition.
- As an addition that is relatively disconnected from the existing building, disruption to students during construction would be less than some other explorations.



- The exploration above may not impact the existing parking and site circulation patterns but negatively impacts the playground and potentially the play field with little opportunity to relocate and replicate these features elsewhere on the site.
- This exploration requires a “bridge” connector back to the existing building which all vehicles would need to pass under as part of the site circulation pattern.
- As an addition that is relatively disconnected from the existing building, disruption to students during construction would be less than some other explorations.



High Rock School, East Addition

- 10 Classroom Addition, Two Stories
- Grades 6th



- Existing Buildings
- New 15,000 GSF Addition

- The above illustration was prepared to demonstrate that the portion of the site that extends to the south between the single family residences is too narrow to accommodate an addition of the size needed.
- THIS EXPLORATION IS NOT FEASIBLE WITHOUT THE ACQUISITION OF ADJACENT PROPERTY



- The exploration above was the one deemed most likely by the design team. It was the exploration included in the cost estimates for the master plan scenarios.
- It was identified as the most likely because it has the least impact on other site amenities of all the explorations and retains the existing site circulation patterns, the existing play ground, and the existing play field.
- In this location, two existing classroom spaces would become windowless.
- Constructing a two-story addition adjacent to existing, occupied classrooms will be more disruptive to educational activities than the other explorations.
- Positioning a two-story addition over an existing detention area may present permitting challenges.
- Construction logistics would be challenging, likely requiring the entire upper parking lot and bus loop to be turned over to construction contractors.

High Rock as an Elementary School

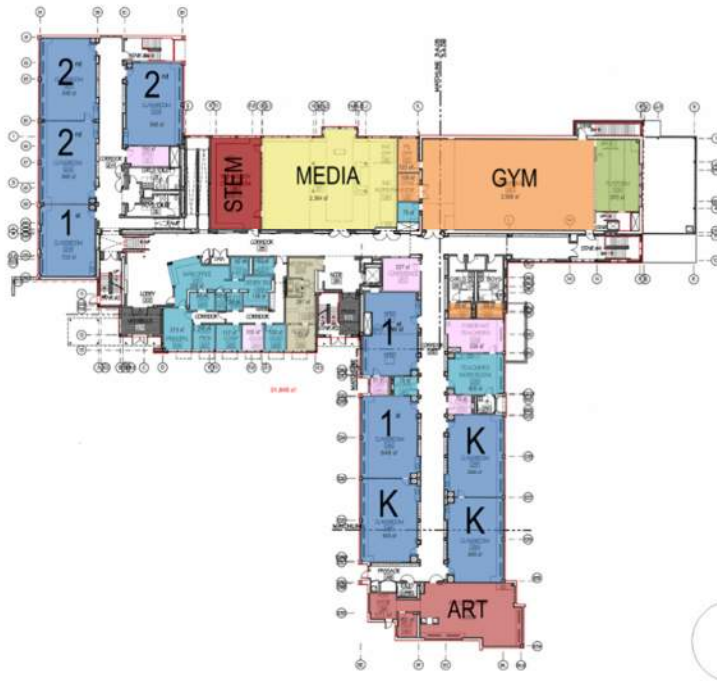
\$0.3 M (6/2020)

In master plan scenarios where 6th grade vacates the High Rock facility, the building becomes available for other educational uses. This exploration tests the feasibility of repurposing the building to serve as a three-section per grade elementary school. In this exploration, the design team looked to simply reassign spaces rather than explore relocating lots of interior walls. The floor plan diagrams below depict how rooms have been reassigned.



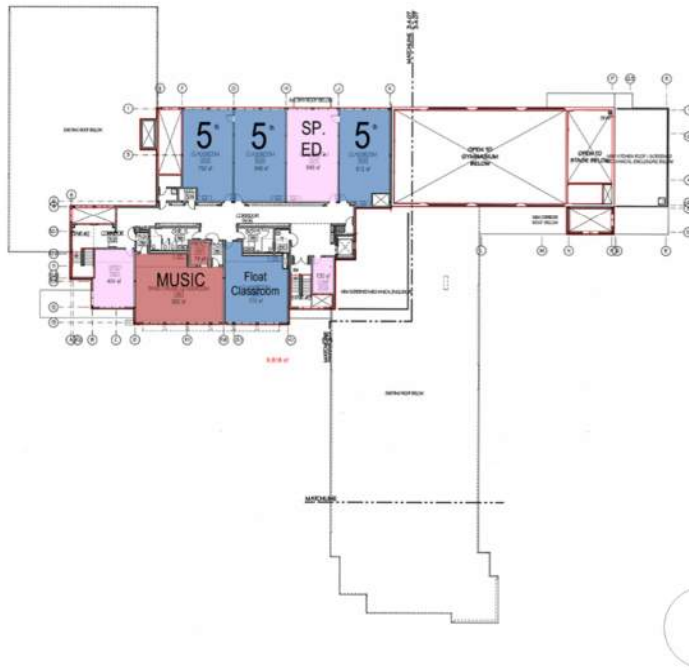
High Rock School, As Elementary
Lower Level - 23,148 GSF

- 372 Proposed Students (3 Sections)
- Grades K-5th



High Rock School, As Elementary
Main Level - 31,845 GSF

- 372 Proposed Students (3 Sections)
- Grades K-5th



High Rock School, As Elementary
Upper Level – 9,818 GSF

- 372 Proposed Students (3 Sections)
- Grades K-5th

- This exploration demonstrates that it is feasible to convert High Rock back into a three-section per grade elementary school without extensive repartitioning of interior walls and without extensive renovation efforts.
- This exploration also demonstrated that there are enough classroom-sized spaces to serve as dedicated special education spaces as well as dedicated STEM, ART, and Spanish spaces.
- This exploration did not result in any alterations to the existing gymnasium nor cafeteria, both of which are undersized even for this proposed elementary population. However, with approximately 375 elementary school students, these spaces are a bitter fit than for approximately 450 6th grade students.
- Further exploration will be required to determine if the toilet fixtures are at the appropriate code height for elementary school students and a cost estimate for that specific scope is included in the cost estimate for this master plan component.

4-Section Temporary Elementary School at DeFazio Park \$27.5 M (6/2020)

In some master plan scenarios, swing space is necessary in order to execute a project at the Mitchell site. This exploration tests the feasibility of constructing a mostly modular, four-section temporary school at the DeFazio Park site. The diagram below depicts a single-story facility comprised of 30 classroom-sized spaces meant to house the 24 grade-level classrooms, some dedicated special education spaces, and some spaces for art, music, and other specials. The right of the building diagram is assumed to be a multipurpose gymnasium/ cafeteria/ performance space built as permanent construction. Having such a space would supplement the outdoor facilities on the site and would remain once the temporary school had served its purpose and was removed. The exploration (performed as part of a previous Dore +

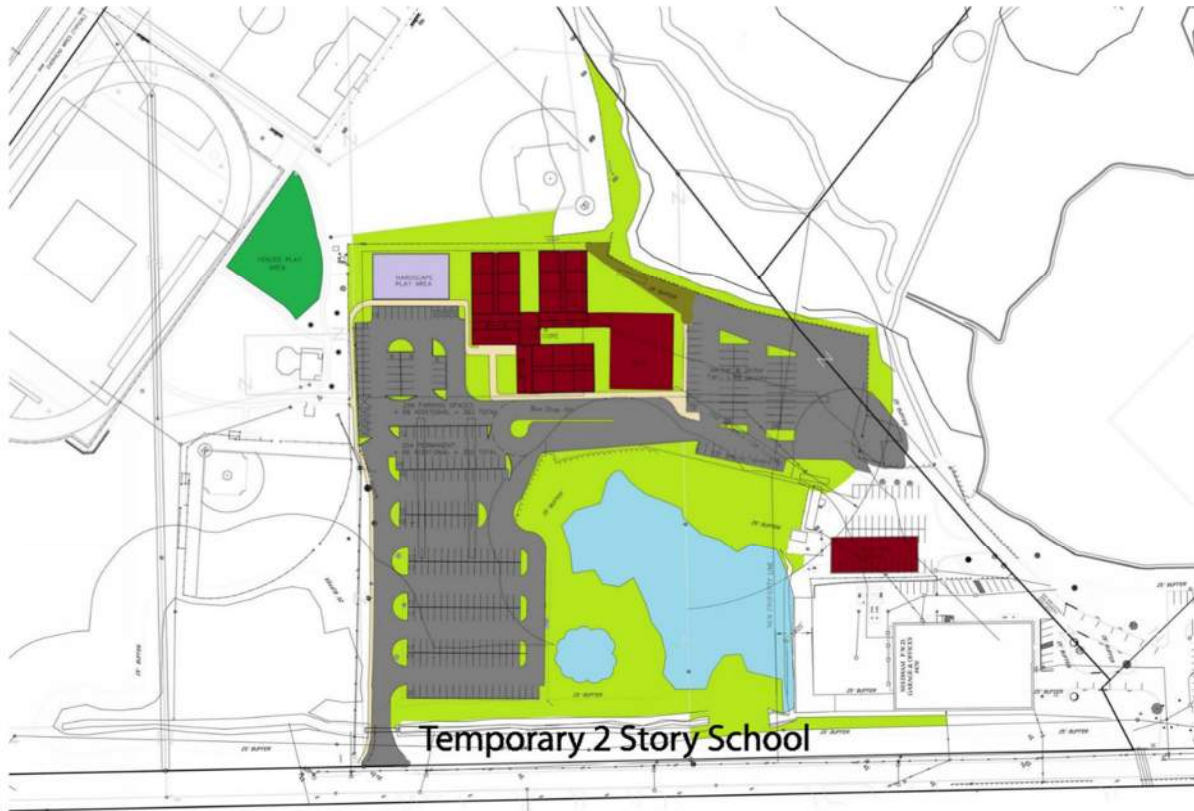
Whittier study) demonstrates it appears to be feasible to position such a facility on the DeFazio property. The largest negative impact to such a project is that the district and the town would incur the expense necessary to execute this project knowing that it only serves its purpose for a few years during construction of a Mitchell project and would then need to be disassembled.



5-Section Temporary Elementary School at DeFazio Park

\$34.3 M (6/2020)

Not all the temporary elementary schools needed to execute a project on the Mitchell site are the same size. This exploration tests the feasibility of constructing a mostly modular, five-section temporary school at the DeFazio Park site. The diagram below depicts a two-story facility comprised of 36 classroom-sized spaces meant to house the 30 grade-level classrooms, some dedicated special education spaces, and some spaces for art, music, and other specials. The right of the building diagram is assumed to be a multipurpose gymnasium/ cafeteria/ performance space built as permanent construction. Like the previous exploration, the multi-purpose space is assumed to remain once the temporary school has been removed. The exploration (performed as part of a previous Dore + Whittier study) demonstrates it appears to be feasible to position such a facility on the DeFazio property. The largest negative impact to such a project is that the district and the town would incur the expense necessary to execute this project knowing that it only serves its purpose for a few years during construction of a Mitchell project and would then need to be disassembled.



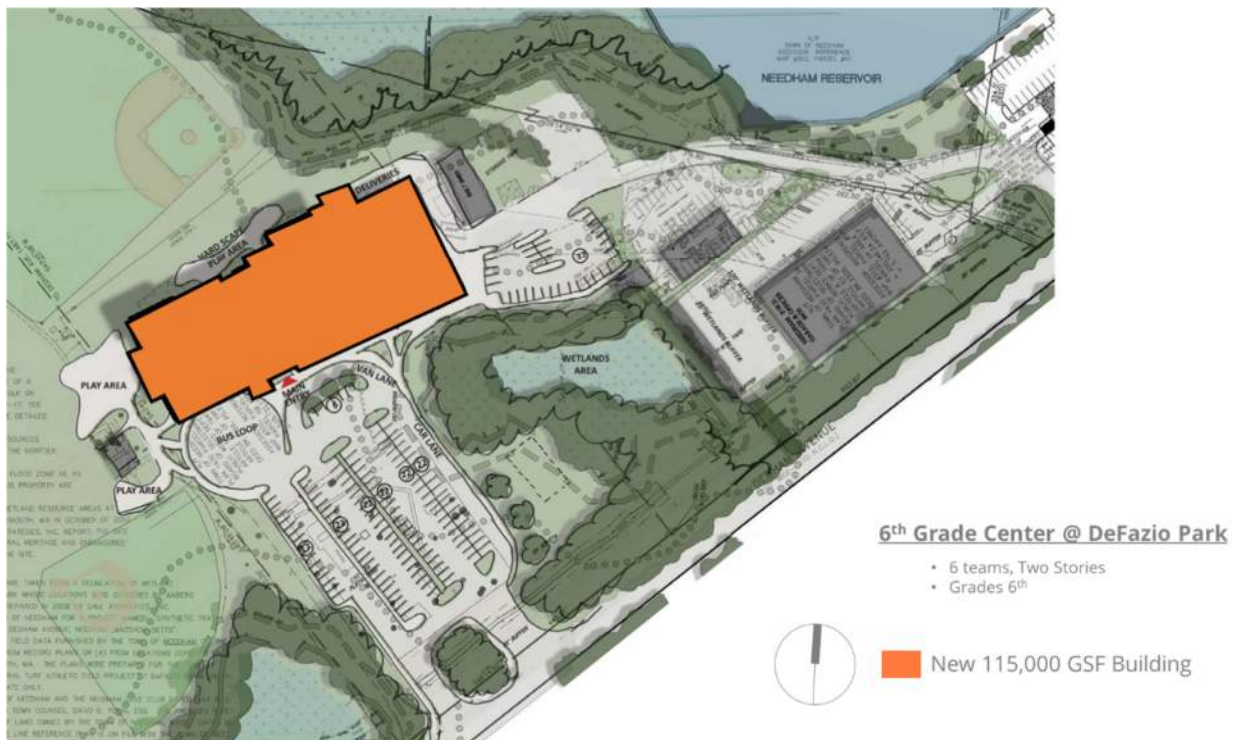
Permanent 6th Grade Center at DeFazio Park

\$83.3 M (6/2020)

Due to all the site constraints and logistical challenges for construction that were revealed as part the explorations at the High Rock site, it was necessary to explore alternate locations for a sixth grade center that would address the capacity and spatial deficiencies that exist at the High Rock facility. This exploration tests the feasibility of constructing a new, two-story sixth grade center at the DeFazio Park site. This exploration (prepared as part of a previous Dore + Whittier study) assumes six, grade level teams each with dedicated instructional space for science, English Language Arts, mathematics, social studies, teacher planning, and extended learning space. The exploration also assumes a 6,000 NSF gymnasium, art, music, and other specialty spaces based on current MSBA guidelines for middle schools. The resulting project would be approximately 115,000 GSF. The exploration (performed as part of a previous Dore + Whittier study) demonstrates it appears to be feasible to position such a facility on the DeFazio property.

In the following diagram, the bulk of the new parking would be south of the building and accessed from Dedham Avenue. Two curb cuts at Dedham avenue would serve cars and buses, one dedicated to each. The diagram also assumes a main entry located on the south side of the building near both the parent and bus loops. To the east of the main entry, the diagram assumes all the public spaces including the

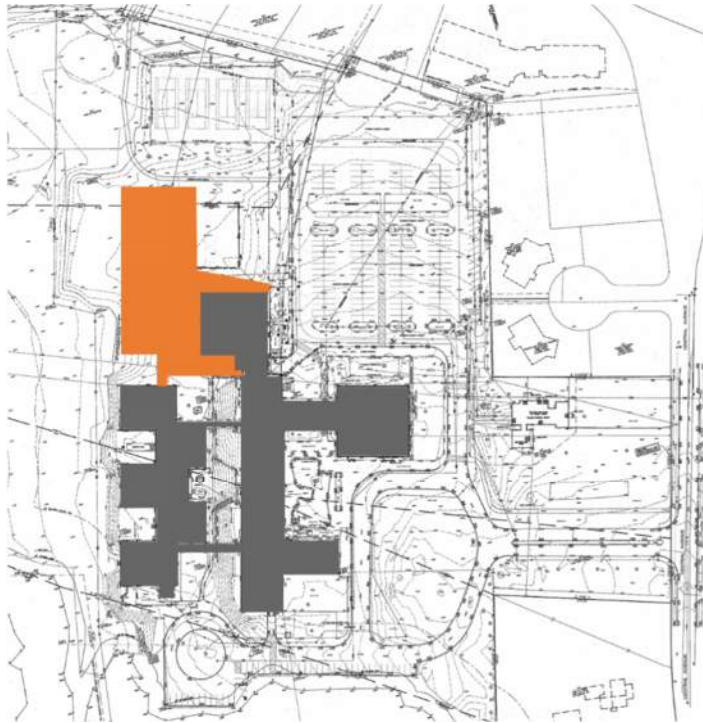
gymnasium, cafeteria, art, music, and the main office. Two the west of the main entry, the diagram assumes all the general classrooms (organized into six grade level teams) and the Media Center.



5th – 8th Grade Addition at Newman School Site

\$86.9 M (6/2020)

This exploration tests the feasibility of placing an addition onto the existing Newman Elementary School capable of allowing the facility to be converted from a PK-5th elementary school to 5th-8th middle school to serve approximately ½ of the district’s 5th-8th grade population. This exploration assumes repurposing instructional spaces within the existing building to serve grades 5th and 6th grade as middle school grade level teams with as little repartitioning of interior walls as possible. The approximately 80,000 GSF addition is assumed to house grade level teams for 7th and 8th grade as well as an auxiliary gymnasium and new locker rooms.



Newman MS, Proposed Addition

- 1100 Students
- Grades 5th-8th



Existing Building

New 2-Story 80,000 GSF Addition

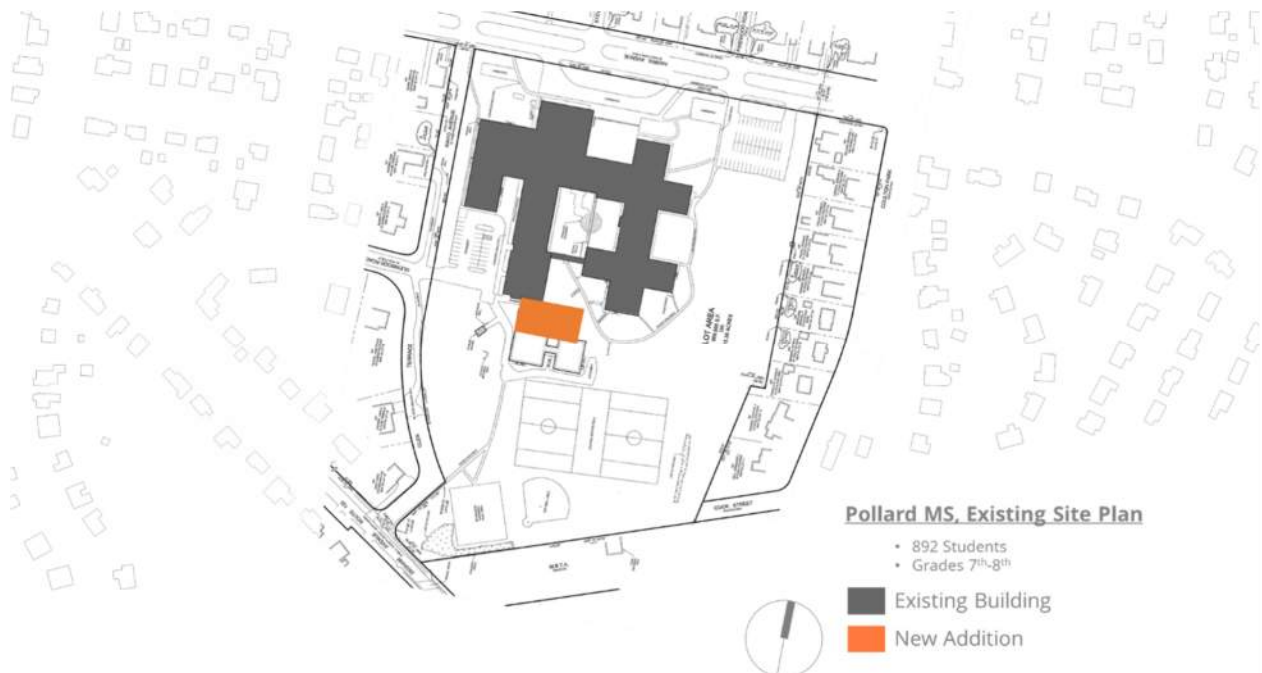


- From the exploration, it appears feasible to construct an addition around the existing gymnasium and connected back to the existing classroom wings without negatively impacting the existing play fields to the west.
- Based on the diagram, it appears such an addition could be constructed without negatively impacting the existing parking and site circulation.
- An addition in this location would negatively impact an existing play ground immediately north of the existing building.
- Pre-K is assumed to need to be relocated to a Mitchell project in this exploration.
- As a middle school, this site offers more field amenities than High Rock.
- It appears there may be enough existing parking to serve a population of this size.
- While construction of the addition would be up against the existing building, the location of the addition limits the construction disruption adjacent to classrooms.

7th – 8th Addition at Pollard Site

\$97.7 M (6/2020)

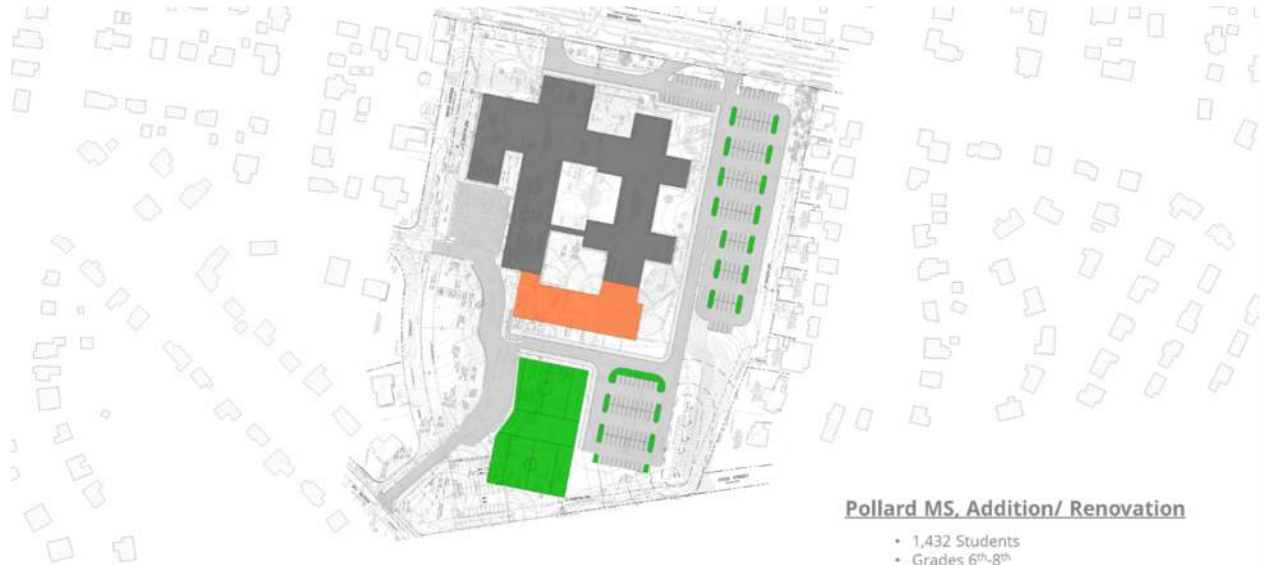
This exploration tests the feasibility of placing an addition onto the existing Pollard Middle school to serve grades 7th and 8th and to address the condition of the existing modular classrooms, the other capital infrastructure deficiencies, and programmatic deficiencies centered around science. The exploration assumes a classroom addition to the south of the existing lecture hall and assumes a phased renovation of all the existing building.



- From a site perspective, constructing a new 15,000 GSF addition south of the existing lecture room appears to be geometrically feasible, but would require the removal of the existing modular classrooms. Depending on how the daily school schedule is managed, there may be a possibility of constructing this addition without the need to replicate the existing modular classrooms prior to construction. If the currently daily schedule of room use continues, it may be necessary to replicate the existing modular classrooms somewhere else on site.
- Due to the limited size of the addition, the number of phases required to renovate the existing building may involve more phases than other explorations.
- This diagram does not speculate about reorganizing site circulations patterns and does not depict the construction of additional parking space. Other explorations, however, have demonstrated that opportunities exist to improve the parking and site circulation patterns even if the property continues to serve only grades 7th-8th.

6th – 8th Renovation/Addition at Pollard Site\$148.5 M (6/2020)

This exploration tests the feasibility of placing an addition onto the existing Pollard Middle school to serve grades 6th-8th. Such a project would reunite the middle grades all under one roof freeing up the High Rock School facility to serve another purpose. This exploration would also resolve the existing infrastructure and spatial deficiencies present in the existing Pollard facility and render the aging modular classrooms at the Pollard School unnecessary. The diagram below depicts a 60,000 GSF two-plus story addition on the south end of the existing building effectively connecting the east and west wings of the existing school creating a figure eight internal circulation pattern. Due to the downward sloping topography from north to south, such an addition could be placed so that the courtyard could continue to have one open side where the new addition essentially acts as a bridge between the two existing wings. This exploration assumes that the new addition would be constructed first. 7th and 8th grade students are assumed to then move into the new addition and vacate one of the wings of the existing building for renovation. This pattern would continue as a phased renovation of the existing building until the entire project was complete. Only after all the new construction and renovation was complete would the sixth grade occupy Pollard and vacate the High Rock School facility. On the site, this exploration also tested the feasibility of creating a new parking lot to the east, expanding the bus drop-off lane along Harris Avenue, and creating a secondary parking lot near the existing field on the southern end of the site. Several other variations of these site improvements were also explored, but have been included in the appendix.



Pollard MS. Addition/ Renovation

- 1,432 Students
- Grades 6th-8th

Existing Building to Remain

New 60,000 GSF Addition

Replicated Playfield



Pollard MS. Addition/ Renovation

- 1,432 Students
- Grades 6th-8th

Existing Building to Remain

New 60,000 GSF Addition

Replicated Playfield

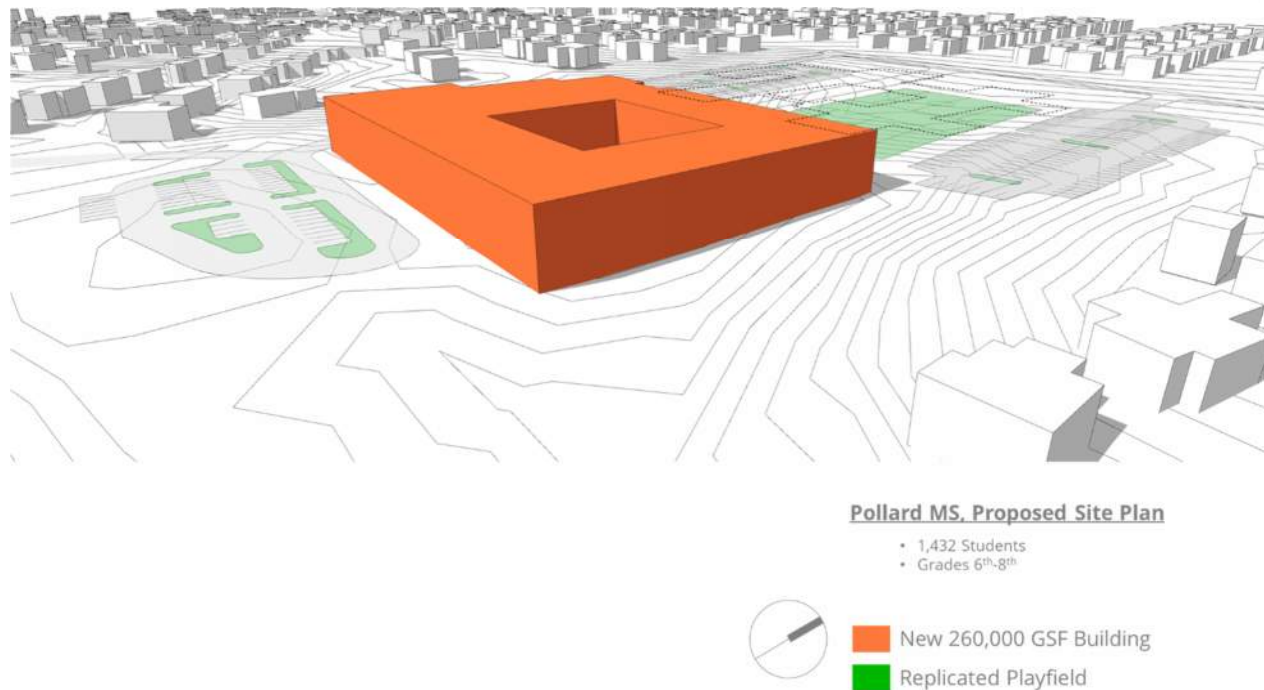
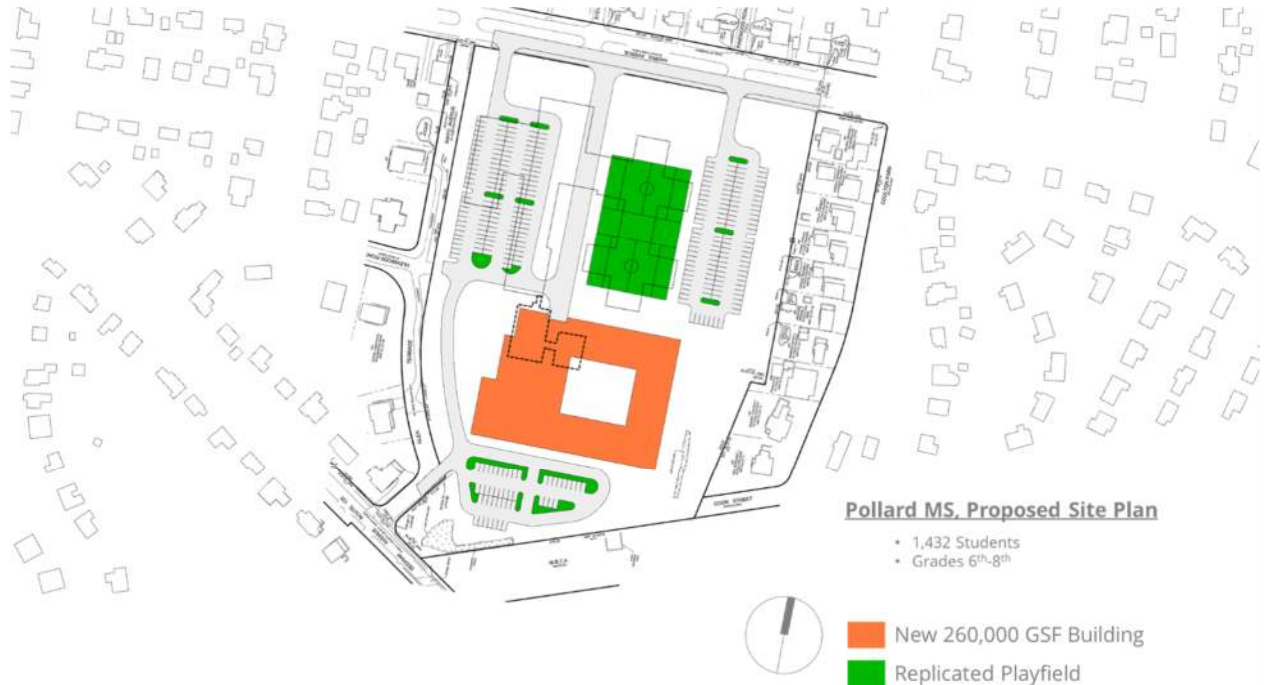
- It appears geometrically and logistically feasible to construct an addition on the south end of the existing school.
- To execute an addition in this location, it would be necessary to remove the existing modular classrooms. Depending on how the daily school schedule operates, it may be possible to squeeze the student population into the existing building and not replace the modular classrooms. If, however, the existing daily school schedule remains during construction, it will be necessary to relocate or replace the modular classrooms temporarily (perhaps in the north east corner of the site) during construction.
- As construction would occur adjacent to occupied space, there would be some level of disruption to students during construction of the new addition. Similarly, as a phased renovation of an occupied building, it is assumed that some construction maybe occurring within the building adjacent to occupied space creating additional disruption to students.
- Creating additional parking may result in the loss of both the existing softball field and the tennis courts. However, even with the constraints of the wetlands in the southeast corner of the property it appears feasible to replicate the existing play field.
- This exploration would add approximately 450 students to the site. Even with improved site circulation patterns and additional parking, there is concern about the traffic impact in the neighborhood associated with the higher student enrollment.
- The site is not without constraints. The existing topography slopes from Harris Avenue down to Dedham Avenue. Increasing the number of parking spaces my require retaining walls. Wetland exist I the southeast corner of the property. Traffic restrictions exist both from Dedham Avenue and the neighborhood to the west that limit how buses and passenger vehicles enter and exist the site. Finally, previous studies have revealed that permitting processes and requirements will need to be carefully studied.
- Since this exploration speculates about a complete renovation of the existing building, financial investments in Pollard in recent years may not need to be undone, but, instead, could slightly reduce the renovation scope because the work has already been completed.

6th – 8th All New Construction at Pollard Site

\$184.0 M (6/2020)

This exploration tests the feasibility of constructing an all new facility south of the existing building to serve grades 6th-8th and to address all the spatial and infrastructure deficiencies identified. Like the previous exploration, such a project would reunite the middle grades all under one roof freeing up the High Rock School facility to serve another purpose. The diagram below depicts a three-story, rectilinear, 260,000 GSF building with a large courtyard in the center. It assumes public functions (main entry, administration, guidance, cafeteria, gymnasiums, art, music, and auditorium) are located in the thicker side of the diagram to the west. The diagram assumes the main entrance is to the north facing Harris Avenue and that the three thin sides of the diagram house one grade each – each composed of three stories and multiple grade level teams. From a construction phasing perspective, it appears it may be feasible to construct this building in a single phase with little disruption to students continuing to occupy

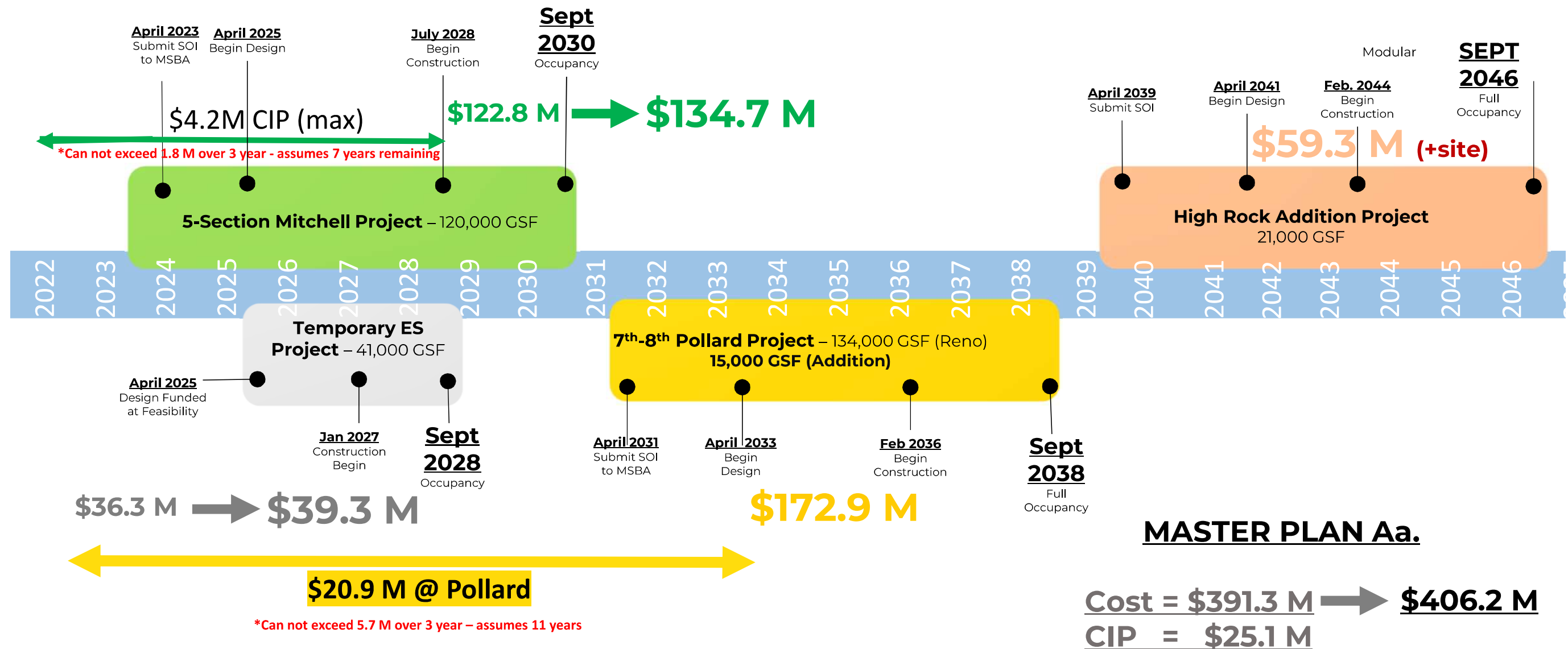
the existing building during construction. It would be necessary to remove the existing modular classrooms to allow construction access all the way around the new building. Like some of the other explorations, depending on the daily school schedule, it may be possible to squeeze the 7th-8th grade into the existing building without a need to temporarily replicate the modular classrooms. If, however, the daily school remains, it may be necessary to relocate or replicate modular classrooms somewhere else on the site (perhaps in the northeast corner).



- It appears to be geometrically and logistically feasible to construct a new three-story 260,000 GSF building on the southern portion of the site to serve grades 6th-8th.
- This exploration is essentially a variation of the addition renovation exploration – replacing renovation/addition with all new construction. As such, all the same observations and challenges about the increased enrollment, site constraints, permitting challenges, and traffic concerns would apply.
- Distinct from the renovation/addition exploration, any recent and current financial investment in the existing Pollard building would only serve as a bridge investment and would be demolished once the new building is complete. As part of a site-specific feasibility study, it would be in the District’s and Town’s best interest to study the financial implications and complexities of renovation/addition versus all new construction. For example, because of the phased nature of a full renovation of the existing building and the longer duration likely associated with that, it may prove more cost effective to pursue all new construction. But, factoring in the lost investment resulting from demolishing the existing building may make all new construction less attractive. The design team has little hard data to speculate about which exploration may best financially at this time, but is merely suggesting that the nuances of any potential Pollard project warrant careful and further analysis in a future feasibility study.

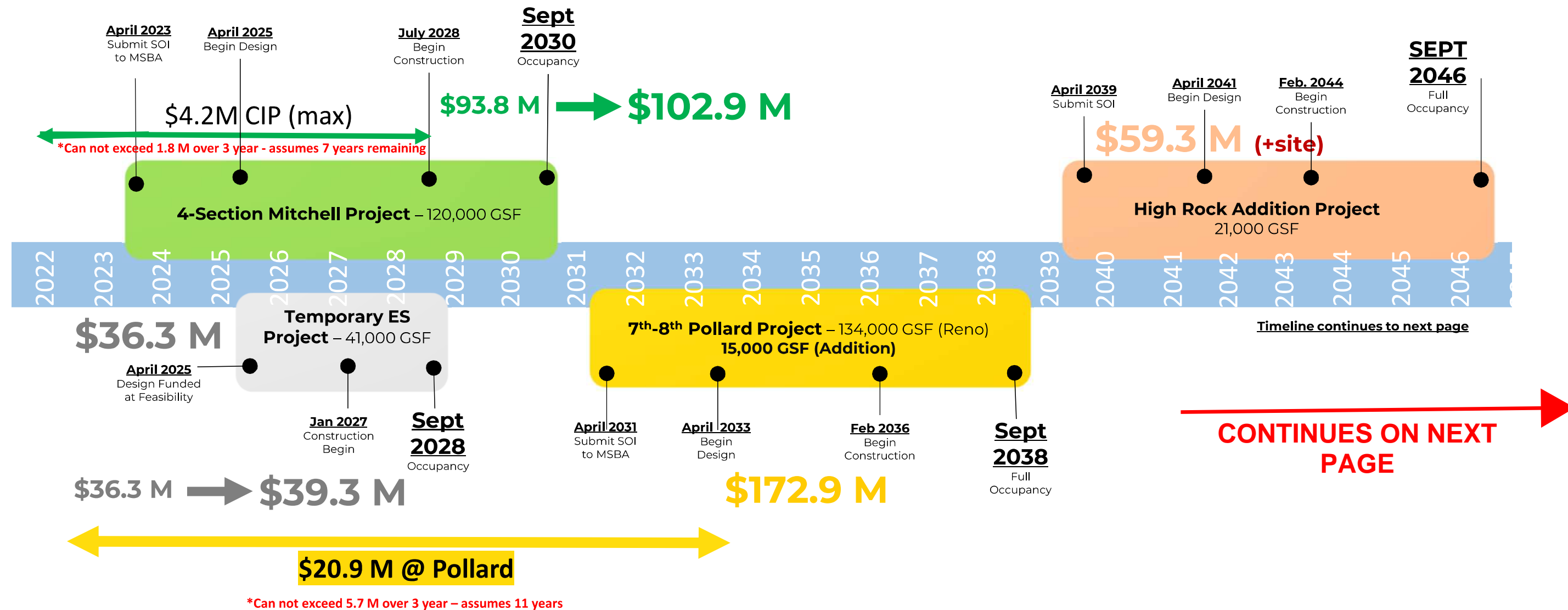
Aa. Status Quo (grade configuration)

Mitchell: 1st MSBA / Pollard: 2nd MSBA / High Rock: 3rd MSBA



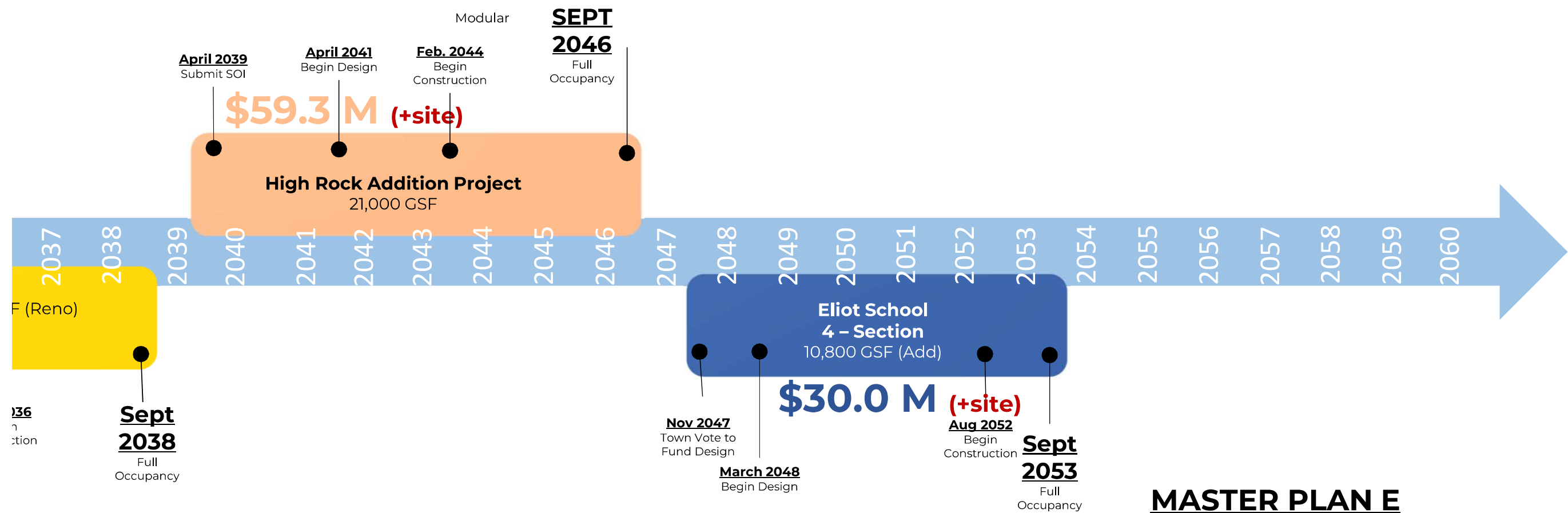
E. Status Quo (grade configuration)

Mitchell: 1st MSBA / Pollard: 2nd MSBA / High Rock: 3rd MSBA / Eliot



E. Status Quo (grade configuration)

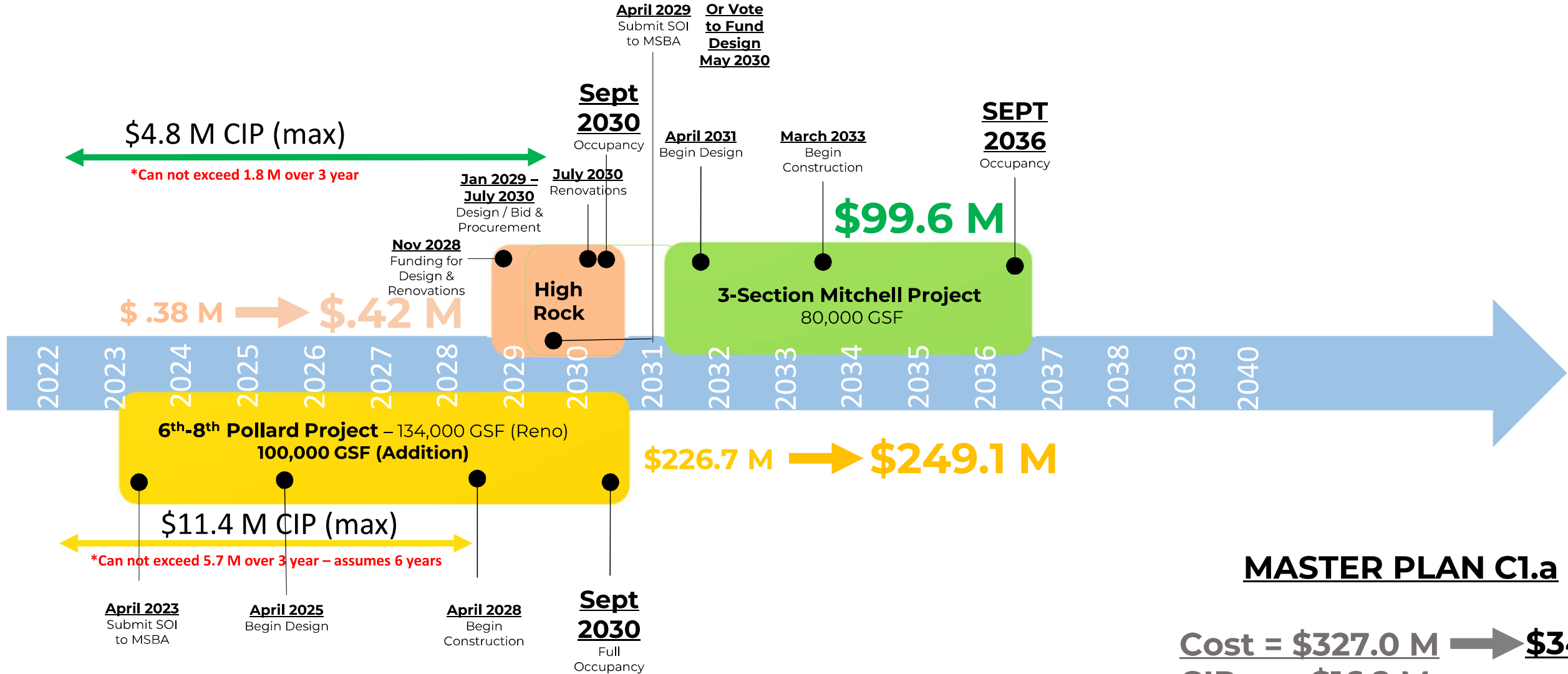
Mitchell: 1st MSBA / Pollard: 2nd MSBA / High Rock: 3rd MSBA / Eliot



MASTER PLAN E

Cost = \$392.3 M → **\$404.4 M**
CIP = \$25.1 M

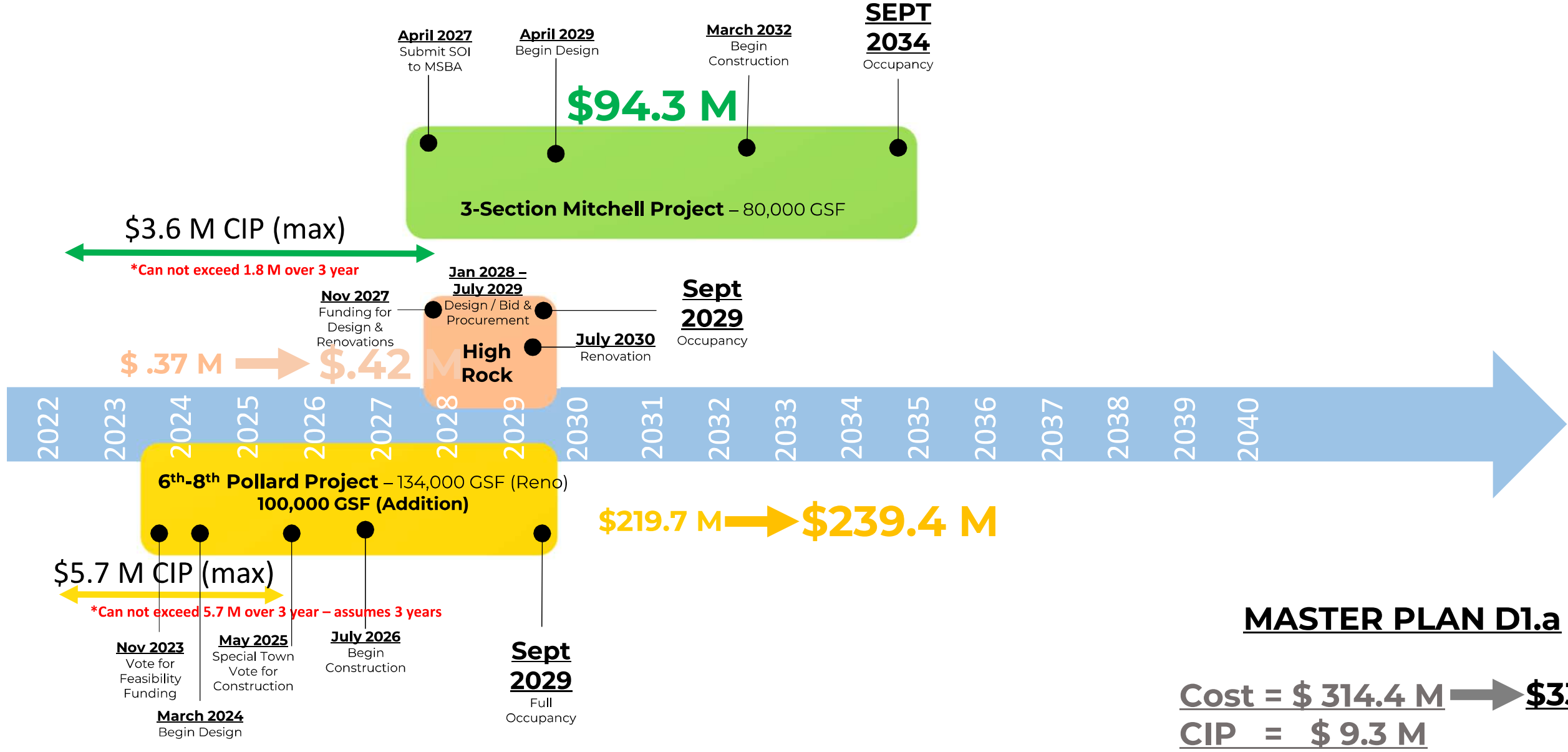
C1a. Pollard as 1st Project (MSBA) 6-8 School / High Rock as Elementary/ Mitchell as 2nd Project (MSBA)



MASTER PLAN C1.a

Cost = \$327.0 M → \$349.2 M
CIP = \$16.2 M

D1a. Pollard as 1st Project (non-MSBA) 6-8 School / High Rock as Elementary/ Mitchell as 2nd Project (MSBA)



Capital Funding Request							
Title	High Rock School Addition (Master Plan Option Aa)			Submitted by	Needham Public Schools		
Request Type	Annual Funding Request	Capital Type	Building	Funding Request	\$59,350,500	Funding Year	See Attached
Description							

Constructed in 2009, the High Rock School is a modern building in good condition. However, a major classroom addition is needed to serve the needs of the Grade 6 community.

This project is part of a multi-project Strategic Plan to provide capacity at the elementary schools for enrollment growth, to address overcrowding at the High Rock School and to modernize the Mitchell Elementary and Pollard Middle Schools. In the "Status Quo" scenario, Mitchell School would be reconstructed first as either a five or a four-section K-5 school, using temporary modular swing space constructed specifically for the Mitchell renovation. The Mitchell project would be followed by a renovation/addition of the Pollard Middle School for Grades 7 and 8, and then by an expansion of the High Rock Sixth Grade Center. If Mitchell were to be reconstructed as a four-section school, the Status Quo option would conclude with an expansion of the Eliot School (from three to four sections.) The timeline of the Status Quo option is 24 years, or 31, with an expanded Eliot School. The total cost of this scenario (which assumes a five-section Mitchell) is estimated to be \$406.2 million, with the assumption that the Mitchell, Pollard and High Rock projects are all constructed in partnership with the Massachusetts School Building Authority (MSBA.) MSBA assistance is assumed to be at the same 34.72% reimbursement rate as was in effect for the Sunita Williams project. The Mitchell School and swing space project costs have been updated to include a 6% straight-line cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively. The Pollard and High Rock projects reflect the 4.5% cost escalation factor.

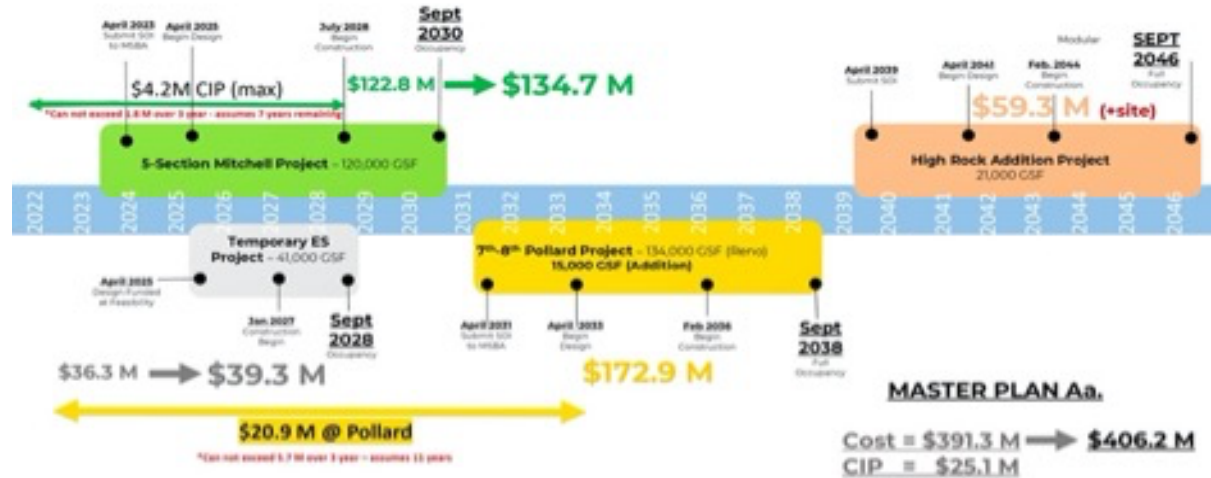
The Aa Master Plan scenario currently is under study by a Town-wide Facilities Financing Group, charged with conducting a fiscal impact analysis of two alternate master plan scenarios: the "Option A Status Quo" scenario and the School Committee's preferred "Option D High Rock as Elementary School" scenario.

This request is a placeholder, should the Town decide to move forward with the Option Aa Master Plan slate of projects. Companion requests are presented for the Pollard, Mitchell and swing space renovation projects.

High Rock project milestones & funding years Include:

- Statement of Interest Submitted to MSBA - Spring 2039
- Invitation into Feasibility - April 2040
- Feasibility/ Schematic Design Funding - October 2040 STM
- Construction Funding - October 2042 STM
- Construction Override - November 2042
- Construction Start - February 2044
- Construction Complete/ Building Opens - September 2046

Aa. Status Quo (grade configuration) Mitchell: 1st MSBA / Pollard: 2nd MSBA / High Rock: 3rd MSBA



Capital Request Detail							
Project Title	High Rock School Addition (Master Plan Option Aa)			Fiscal Year	2034	Request Status	Revised
Project Phase	Feasibility Study	Planning/Design	\$1,703,000	Construction		FF&E	
Useful Life	More than 30 Years	Land		Construction Management		Technology	
Primary Function	Public Education	Site Preparation		Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$1,703,000
Parameters						Response	
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?						Yes	
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?						No	
3. Does this project require any permitting by any Town or State agency?						Yes	
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?						No	
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?						No	
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?						No	
7. Is this a request in response to a Court, Federal, or State order?						No	
8. Is this a request in response to a documented public health or safety condition?						No	
9. Is this a request to improve or make repairs to extend the useful life of a building?						Yes	
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?						No	
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?						No	
12. Will any other department be required to provide assistance in order to complete the project?						Yes	
13. If funded, will this project increase the operating expense for any other department?						Yes	
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?						Total New FTE's	0
No							
Project Description and Considerations							

This request is for feasibility design funds, for the High Rock Addition project included in Master Plan Scenario Aa. The assumed cost escalation factor is 4.5%.

Parameters Addressed:

1. Design and construction funds requested in FY41 and FY43, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$25.1 million.
3. This project, which involves renovation of a public building, will involve permitting.
9. This project will update and modernize the Mitchell School, so as to extend its useful life for another fifty years.
12. The PPBC will manage this project, if approved.
13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

The funding year of this request is **2041**.

Capital Request Detail							
Project Title	High Rock School Addition (Master Plan Option Aa)			Fiscal Year	2034	Request Status	Revised
Project Phase	Construction	Planning/Design	\$6,290,500	Construction	\$46,153,800	FF&E	\$3,395,900
Useful Life	More than 30 Years	Land		Construction Management		Technology	
Primary Function	Public Education	Site Preparation	\$1,807,300	Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$57,647,500
Parameters							Response
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?							Yes
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?							No
3. Does this project require any permitting by any Town or State agency?							Yes
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?							No
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?							No
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?							No
7. Is this a request in response to a Court, Federal, or State order?							No
8. Is this a request in response to a documented public health or safety condition?							No
9. Is this a request to improve or make repairs to extend the useful life of a building?							Yes
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?							No
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?							No
12. Will any other department be required to provide assistance in order to complete the project?							Yes
13. If funded, will this project increase the operating expense for any other department?							Yes
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?					Total New FTE's	0	No
Project Description and Considerations							

This request is for construction funds to undertake the High Rock Addition project included in Master Plan Scenario Aa. The assumed cost escalation factor is 4.5%.

Parameters Addressed:

- 1. Design and construction funds requested in FY41 and FY43, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$25.1 million.
 - 3. This project, which involves renovation of a public building, will involve permitting.
 - 9. This project will update and modernize the Mitchell School, so as to extend its useful life for another fifty years.
 - 12. The PPBC will manage this project, if approved.
 - 13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.
- The funding year of this request is **2043**.

Additional Description and Considerations

Capital Request Detail

Project Title: High Rock School Addition (Master Plan Option Aa) Fiscal Year: 2034 Request Status: Revised

**Scenario: Status Quo Master Plan
 High Rock Classroom Addition
 Accelerated Schedule for Mitchell and Pollard
 21,000 GSF Addition, 500 Students, Grade 6 School
 MSBA Project, Design Bid Build
 Scheduled opening: September 2046**

	Feasibility	A/E	Site Prep	Construction	Constr Mgmt	FF&E/ Tech	Total
<u>Project Cost (2020\$)</u>	<u>800,000</u>	<u>2,955,030</u>	<u>849,000</u>	<u>21,681,181</u>	<u>-</u>	<u>1,595,266</u>	<u>27,880,477</u>
		<i>20% Conting + Soft (Less Constr Mgt)</i>		<i>70% Conting + Const.DBB (In Construction)</i>		<i>10% Conting + FF&E</i>	
Plus Escalation (@ 4.5%) x 25.08 Years to Completion 9/46	903,000	3,335,490	958,309	24,472,633	-	1,800,657	31,470,089
REVISD PROJECT COST	1,703,000	6,290,520	1,807,309	46,153,813	-	3,395,923	59,350,566
REVISD COST (ROUNDED)	1,703,000	6,290,500	1,807,300	46,153,800	-	3,395,900	59,350,500
		Feasibility	Construction				
		Funding	Funding				
		Oct 2040	Oct 2042	Total			
Feasibility		1,703,000		1,703,000			
Arch/Engineering			6,290,500	6,290,500			
Site Preparation			1,807,300	1,807,300			
Construction			46,153,800	46,153,800			
Construction Management			-	-			
FF&E		<u>-</u>	<u>3,395,900</u>	<u>3,395,900</u>			
Total		1,703,000	57,647,500	59,350,500			

Capital Funding Request							
Title	Mitchell School Renovation Addition (Master Plan Option Aa)			Submitted by	Needham Public Schools		
Request Type	Annual Funding Request	Capital Type	Building	Funding Request	\$134,724,600	Funding Year	See Attached
Description							

Constructed in 1950, the Mitchell Elementary School has undergone several additions over the past 72 years, but is in need of total renovation/replacement to address building deficiencies and modernize the learning environment. This request would bring the Mitchell facility to a level of modernization comparable to that of the Sunita Williams Elementary School.

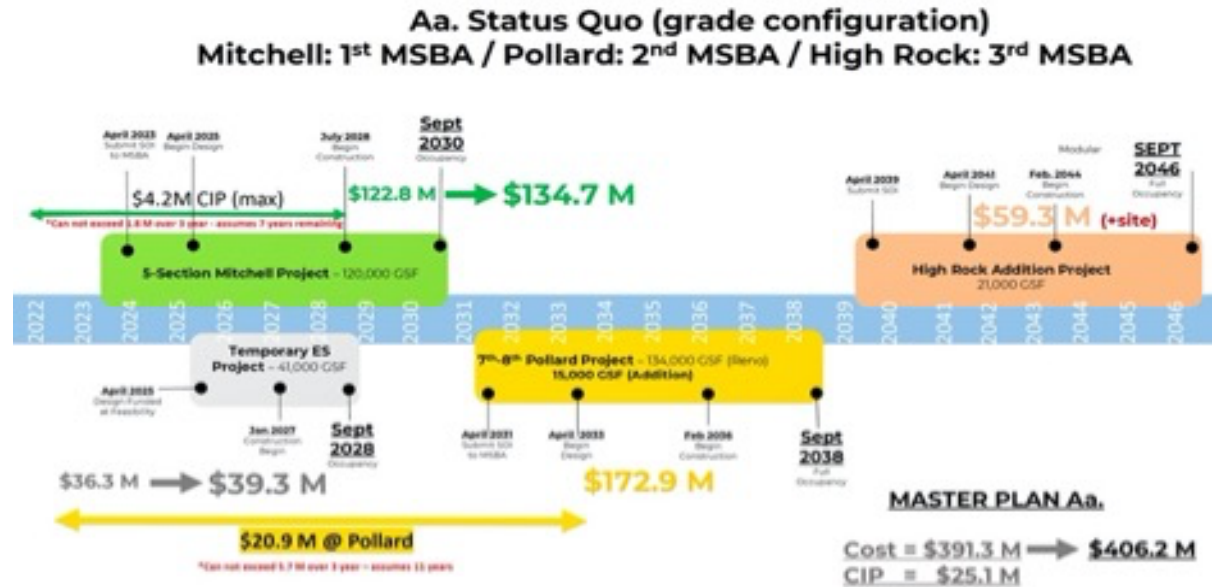
This project is part of a multi-project Strategic Plan to provide capacity at the elementary schools for enrollment growth, to address overcrowding at the High Rock School and to modernize the Mitchell Elementary and Pollard Middle Schools. In the "Status Quo" scenario, Mitchell School would be reconstructed first as either a five or a four-section K-5 school, using temporary modular swing space constructed specifically for the Mitchell renovation. The Mitchell project would be followed by a renovation/addition of the Pollard Middle School for Grades 7 and 8, and then by an expansion of the High Rock Sixth Grade Center. If Mitchell were to be reconstructed as a four-section school, the Status Quo option would conclude with an expansion of the Eliot School (from three to four sections.) The timeline of the Status Quo option is 24 years, or 31, with an expanded Eliot School. The total cost of this scenario (which assumes a five-section Mitchell) is estimated to be \$406.2 million, with the assumption that the Mitchell, Pollard and High Rock projects are all constructed in partnership with the Massachusetts School Building Authority (MSBA.) MSBA assistance is assumed to be at the same 34.72% reimbursement rate as was in effect for the Sunita Williams project. The Mitchell School and swing space project costs have been updated to include a 6% straight-line cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively. The Pollard and High Rock projects reflect the 4.5% cost escalation factor.

The Aa Master Plan scenario currently is under study by a Town-wide Facilities Financing Group, charged with conducting a fiscal impact analysis of two alternate master plan scenarios: the "Option A Status Quo" scenario and the School Committee's preferred "Option D High Rock as Elementary School" scenario.

This request is a placeholder, should the Town decide to move forward with the Option Aa Master Plan slate of projects. Companion requests are presented for the Pollard, Swing Space and High Rock renovation projects.

Mitchell project milestones & funding years Include:

- Statement of Interest Submitted to MSBA - Spring 2023
- Invitation into Feasibility - February 2024
- Feasibility/ Schematic Design Funding - October 2024 STM
- Construction Funding - October 2026 STM
- Construction Override Vote - November 2026
- Construction Start - July 2028
- Construction Complete/ Building Opens - September 2030



Capital Request Detail							
Project Title	Mitchell School Renovation Addition (Master Plan Option Aa)			Fiscal Year	2025	Request Status	Revised
Project Phase	Feasibility Study	Planning/Design	\$1,500,000	Construction		FF&E	
Useful Life	More than 30 Years	Land		Construction Management		Technology	
Primary Function	Public Education	Site Preparation		Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$1,500,000
Parameters						Response	
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?						Yes	
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?						No	
3. Does this project require any permitting by any Town or State agency?						Yes	
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?						No	
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?						No	
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?						No	
7. Is this a request in response to a Court, Federal, or State order?						No	
8. Is this a request in response to a documented public health or safety condition?						No	
9. Is this a request to improve or make repairs to extend the useful life of a building?						Yes	
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?						No	
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?						No	
12. Will any other department be required to provide assistance in order to complete the project?						Yes	
13. If funded, will this project increase the operating expense for any other department?						Yes	
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?						Total New FTE's	0
No							
Project Description and Considerations							

This request is for feasibility design funds, for the Mitchell Renovation project included in Master Plan Scenario Aa. Dore & Whittier estimates that the required feasibility design budget would be \$1.5 million, and would cover OPM, designer, survey, initial geotechnical analysis, wetlands, hazardous materials and a traffic study.

Parameters Addressed:

1. Design and construction funds requested in FY25 and FY27, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$25.1 million.
3. This project, which involves renovation of a public building, will involve permitting.
9. This project will update and modernize the Mitchell School, so as to extend its useful life for another fifty years.
12. The PPBC will manage this project, if approved.
13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Additional Description and Considerations

Capital Request Detail							
Project Title	Mitchell School Renovation Addition (Master Plan Option Aa)			Fiscal Year	2027	Request Status	Revised
Project Phase	Construction	Planning/Design	\$16,834,800	Construction	\$102,511,500	FF&E	\$3,834,300
Useful Life	More than 30 Years	Land		Construction Management		Technology	
Primary Function	Public Education	Site Preparation	\$10,044,000	Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$133,224,600
Parameters							Response
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?							Yes
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?							No
3. Does this project require any permitting by any Town or State agency?							Yes
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?							No
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?							No
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?							No
7. Is this a request in response to a Court, Federal, or State order?							No
8. Is this a request in response to a documented public health or safety condition?							No
9. Is this a request to improve or make repairs to extend the useful life of a building?							Yes
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?							No
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?							No
12. Will any other department be required to provide assistance in order to complete the project?							Yes
13. If funded, will this project increase the operating expense for any other department?							Yes
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?					Total New FTE's	0	No
Project Description and Considerations							

This request is for funds to undertake construction of the Mitchell Renovation project included in Master Plan Scenario Aa. Project costs were developed by Dore & Whittier Architects. The total cost has been updated to include a 6% cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively.

Parameters Addressed:

1. Design and construction funds requested in FY25 and FY27, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$25.1 million.
3. This project, which involves renovation of a public building, will involve permitting.
9. This project will update and modernize the Mitchell School, so as to extend its useful life for another fifty years.
12. The PPBC will manage this project, if approved.
13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Capital Request Detail

Project Title Mitchell School Renovation Addition (Master Plan Option Aa) Fiscal Year 2025 Request Status Revised

Scenario: Status Quo Master Plan
Mitchell School Renovation/ Replacement with 5-Section School, Based on 2020 Dore & Whittier Master Plan
Accelerated Schedule for Mitchell and Pollard
120,000 GSF, 620 Students, K-5 School
Assumed MSBA Project, Design Bid Build for Mitchell
Scheduled opening: September 2030

	Feasibility	A/E	Site Prep	Construction	Constr Mgmt	FF&E/ Tech	Total
<u>Project Cost (2020\$)</u>	<u>1,500,000</u>	<u>10,328,926</u>	<u>6,480,000</u>	<u>66,136,460</u>	<u>-</u>	<u>2,473,744</u>	<u>86,919,129</u>
		<i>20% Conting + Soft</i>		<i>70% Conting + Const DBB (in Construction)</i>		<i>10% Conting + FF&E</i>	
Plus Escalation (@ 6%) x 9.08 Years to Completion 9/30	825,000	5,680,909	3,564,000	36,375,053	-	1,360,559	47,805,521
REVISED PROJECT COST	2,325,000	16,009,835	10,044,000	102,511,513	-	3,834,303	134,724,650
REVISED COST (ROUNDED)	2,325,000	16,009,800	10,044,000	102,511,500	-	3,834,300	134,724,600
		Feasibility	Construction				
		Funding	Funding				
		Oct 2024	Oct 2026	Total			
Feasibility		1,500,000		1,500,000			
Arch/Engineering			16,834,800	16,834,800			
Site Preparation			10,044,000	10,044,000			
Construction			102,511,500	102,511,500			
Construction Management			-	-			
FF&E		<u>-</u>	<u>3,834,300</u>	<u>3,834,300</u>			
Total		1,500,000	133,224,600	134,724,600			

Capital Funding Request							
Title	Temporary Modular Swing Space (Master Plan Option Aa)			Submitted by	Needham Public Schools		
Request Type	Annual Funding Request	Capital Type	Building	Funding Request	\$39,249,400	Funding Year	See Attached
Description							

Constructed in 1950, the Mitchell Elementary School has undergone several additions over the past 72 years, but is in need of total renovation/replacement to address building deficiencies and modernize the learning environment. This request would bring the Mitchell facility to a level of modernization comparable to that of the Sunita Williams Elementary School.

This project is part of a multi-project Strategic Plan to provide capacity at the elementary schools for enrollment growth, to address overcrowding at the High Rock School and to modernize the Mitchell Elementary and Pollard Middle Schools. In the "Status Quo" scenario, Mitchell School would be reconstructed first as either a five or a four-section K-5 school, using temporary modular swing space constructed specifically for the Mitchell renovation. The Mitchell project would be followed by a renovation/addition of the Pollard Middle School for Grades 7 and 8, and then by an expansion of the High Rock Sixth Grade Center. If Mitchell were to be reconstructed as a four-section school, the Status Quo option would conclude with an expansion of the Eliot School (from three to four sections.) The timeline of the Status Quo option is 24 years, or 31, with an expanded Eliot School. The total cost of this scenario (which assumes a five-section Mitchell) is estimated to be \$406.2 million, with the assumption that the Mitchell, Pollard and High Rock projects are all constructed in partnership with the Massachusetts School Building Authority (MSBA.) MSBA assistance is assumed to be at the same 34.72% reimbursement rate as was in effect for the Sunita Williams project. The Mitchell School and swing space project costs have been updated to include a 6% straight-line cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively. The Pollard and High Rock projects reflect the 4.5% cost escalation factor.

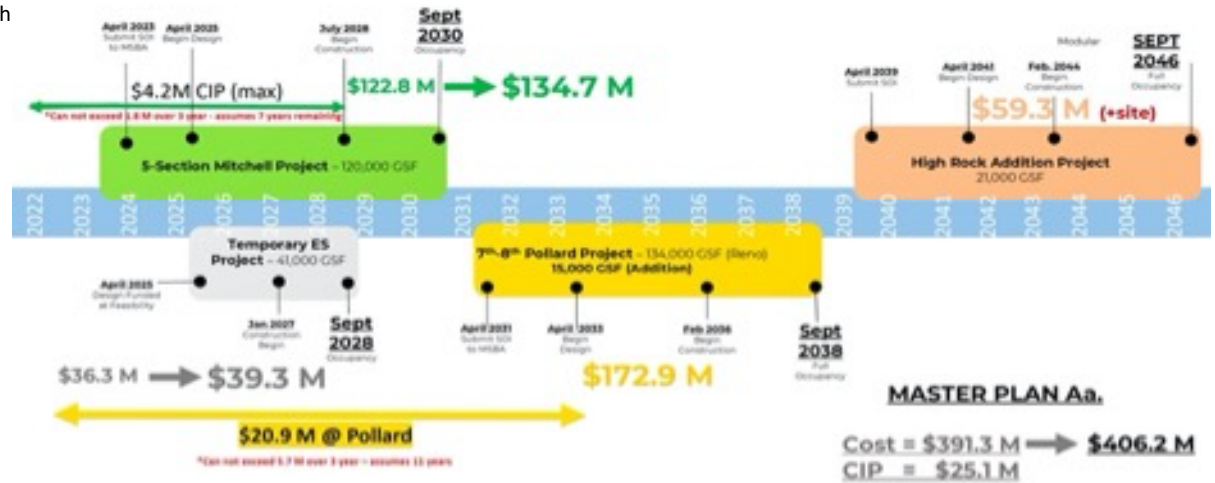
The Aa Master Plan scenario currently is under study by a Town-wide Facilities Financing Group, charged with conducting a fiscal impact analysis of two alternate master plan scenarios: the "Option A Status Quo" scenario and the School Committee's preferred "Option D High Rock as Elementary School" scenario.

This request is a placeholder, should the Town decide to move forward with the Option Aa Master Plan slate of projects. Companion requests are presented for the Pollard, Mitchell and High Rock renovation projects.

Temporary modular project milestones & funding tears Include:

- Detailed Design to Bid Funding - May 2025 ATM
- Construction Funding - October 2026 STM
- Construction Override Vote - November 2026
- Construction Start - January 2027
- Construction Complete/ Building Opens - September 2028

Aa. Status Quo (grade configuration) Mitchell: 1st MSBA / Pollard: 2nd MSBA / High Rock: 3rd MSBA



Capital Request Detail							
Project Title	Temporary Modular Swing Space (Master Plan Option Aa)			Fiscal Year	2026	Request Status	Revised
Project Phase	Design/Engineering	Planning/Design	\$2,310,950	Construction	\$1,549,235	FF&E	
Useful Life	More than 9 Years	Land		Construction Management	\$86,655	Technology	
Primary Function	Public Education	Site Preparation	\$46,775	Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$3,993,615
Parameters						Response	
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?						Yes	
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?						No	
3. Does this project require any permitting by any Town or State agency?						Yes	
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?						No	
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?						No	
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?						No	
7. Is this a request in response to a Court, Federal, or State order?						No	
8. Is this a request in response to a documented public health or safety condition?						No	
9. Is this a request to improve or make repairs to extend the useful life of a building?						Yes	
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?						No	
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?						No	
12. Will any other department be required to provide assistance in order to complete the project?						Yes	
13. If funded, will this project increase the operating expense for any other department?						Yes	
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?						Total New FTE's	0
No							
Project Description and Considerations							

This request is for funds to conduct detailed design and bidding of the temporary modular swing space project included in Master Plan Scenario Aa. Project costs were developed by Dore & Whittier Architects. The total cost has been updated to include a 6% cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively.

Parameters Addressed:

- 1. Design and construction funds requested in FY26 and FY27, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$25.1 million.
- 3. This project, which involves renovation of a public building, will involve permitting.
- 9. This project will update and modernize the Mitchell School, so as to extend its useful life for another fifty years.
- 12. The PPBC will manage this project, if approved.
- 13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Additional Description and Considerations

Capital Request Detail							
Project Title	Temporary Modular Swing Space (Master Plan Option Aa)			Fiscal Year	2027	Request Status	Revised
Project Phase	Construction	Planning/Design	\$2,310,950	Construction	\$29,435,465	FF&E	\$2,129,600
Useful Life	More than 30 Years	Land		Construction Management	\$491,045	Technology	
Primary Function	Public Education	Site Preparation	\$888,725	Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$35,255,785
Parameters							Response
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?							Yes
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?							No
3. Does this project require any permitting by any Town or State agency?							Yes
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?							No
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?							No
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?							No
7. Is this a request in response to a Court, Federal, or State order?							No
8. Is this a request in response to a documented public health or safety condition?							No
9. Is this a request to improve or make repairs to extend the useful life of a building?							Yes
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?							No
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?							No
12. Will any other department be required to provide assistance in order to complete the project?							Yes
13. If funded, will this project increase the operating expense for any other department?							Yes
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?					Total New FTE's	0	No
Project Description and Considerations							

This request is for funds for construction of the temporary modular swing space project included in Master Plan Scenario Aa. Project costs were developed by Dore & Whittier Architects. The total cost has been updated to include a 6% cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively.

Parameters Addressed:

1. Design and construction funds requested in FY26 and FY27, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$25.1 million.
3. This project, which involves renovation of a public building, will involve permitting.
9. This project will update and modernize the Mitchell School, so as to extend its useful life for another fifty years.
12. The PPBC will manage this project, if approved.
13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Capital Request Detail

Project Title Temporary Modular Swing Space (Master Plan Option Aa) Fiscal Year 2026 Request Status Revised

Scenario: Status Quo Master Plan
Two Story Elementary School Modular Swing Space Project @ Defazio Park, Based on 2020 Dore & Whittier Master Plan
Accelerated Schedule for Mitchell and Pollard
41,000 GSF Modular Building for 496 Students
Scheduled opening: September 2028

	Feasibility	A/E	Site Prep	Construction	Constr Mgmt	FF&E/ Tech	Total
Project Cost (2020\$)	-	<u>3,243,457</u>	<u>656,500</u>	<u>21,743,628</u>	<u>405,432</u>	<u>1,494,474</u>	<u>27,543,491</u>
		<i>20% Conting + Soft (Less Constr Mgt)</i>		<i>80% Conting + Const</i>	<i>2% Construction</i>	<i>10% Conting + FF&E</i>	
Plus Escalation (@ 6%) x 7.08 Years to Completion 9/30	-	1,378,469	279,013	9,241,042	172,309	635,152	11,705,984
REVISED PROJECT COST	-	4,621,927	935,513	30,984,669	577,741	2,129,626	39,249,475
REVISED COST (ROUNDED)	-	4,621,900	935,500	30,984,700	577,700	2,129,600	39,249,400
		Design/Bid Funding May 2025	Construction Funding Oct 2026	Total			
Feasibility				-			
Arch/Engineering		2,310,950	2,310,950	4,621,900			
Site Preparation		46,775	888,725	935,500			
Construction		1,549,235	29,435,465	30,984,700			
Construction Management		86,655	491,045	577,700			
FF&E		-	<u>2,129,600</u>	<u>2,129,600</u>			
Total		3,993,615	35,255,785	39,249,400			

Capital Funding Request							
Title	Pollard School Renovation Addition (Master Plan Option Aa)			Submitted by	Needham Public Schools		
Request Type	Annual Funding Request	Capital Type	Building	Funding Request	\$172,883,700	Funding Year	See Attached
Description							

Constructed in 1956 and renovated in 1996, the Pollard Middle School has adequate gross square feet, but is in need of a major renovation to address building deficiencies and modernize the learning environment. There are many undersized classrooms, inadequate teacher planning, administration or meeting spaces, insufficient space for special education and antiquated science labs. The modular classrooms, installed in 2002, are at the end of their useful life and are in need of replacement.

This project is part of a multi-project Strategic Plan to provide capacity at the elementary schools for enrollment growth, to address overcrowding at the High Rock School and to modernize the Mitchell Elementary and Pollard Middle Schools. In the "Status Quo" scenario, Mitchell School would be reconstructed first as either a five or a four-section K-5 school, using temporary modular swing space constructed specifically for the Mitchell renovation. The Mitchell project would be followed by a renovation/addition of the Pollard Middle School for Grades 7 and 8, and then by an expansion of the High Rock Sixth Grade Center. If Mitchell were to be reconstructed as a four-section school, the Status Quo option would conclude with an expansion of the Eliot School (from three to four sections.) The timeline of the Status Quo option is 24 years, or 31, with an expanded Eliot School. The total cost of this scenario (which assumes a five-section Mitchell) is estimated to be \$406.2 million, with the assumption that the Mitchell, Pollard and High Rock projects are all constructed in partnership with the Massachusetts School Building Authority (MSBA.) MSBA assistance is assumed to be at the same 34.72% reimbursement rate as was in effect for the Sunita Williams project. The Mitchell School and swing space project costs have been updated to include a 6% straight-line cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively. The Pollard and High Rock projects reflect the 4.5% cost escalation factor.

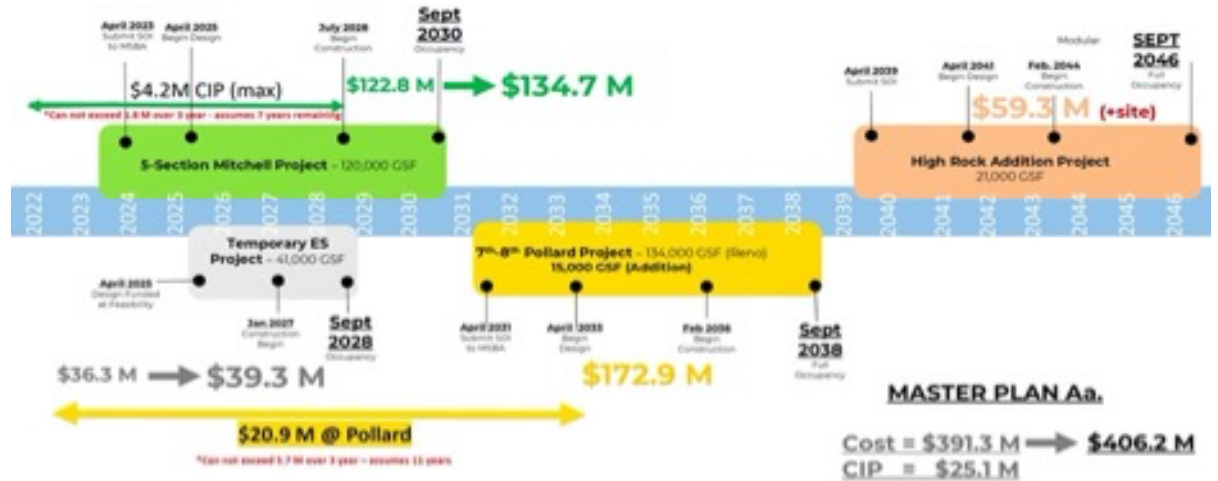
The Aa Master Plan scenario currently is under study by a Town-wide Facilities Financing Group, charged with conducting a fiscal impact analysis of two alternate master plan scenarios: the "Option A Status Quo" scenario and the School Committee's preferred "Option D High Rock as Elementary School" scenario.

This request is a placeholder, should the Town decide to move forward with the Option Aa Master Plan slate of projects. Companion requests are presented for the Mitchell, swing space and High Rock renovation projects.

Pollard project milestones & funding years Include:

- Statement of Interest Submitted to MSBA - Spring 2031
- Invitation into Feasibility - April 2032
- Feasibility/ Schematic Design Funding - October 2032 STM
- Construction Funding - October 2034 STM
- Construction Override Vote - November 2034
- Construction Start - February 2036
- Construction Complete/ Building Opens - September 2038

Aa. Status Quo (grade configuration) Mitchell: 1st MSBA / Pollard: 2nd MSBA / High Rock: 3rd MSBA



Capital Request Detail							
Project Title	Pollard School Renovation Addition (Master Plan Option Aa)			Fiscal Year	2033	Request Status	Revised
Project Phase	Feasibility Study	Planning/Design	\$3,095,300	Construction		FF&E	
Useful Life	More than 30 Years	Land		Construction Management		Technology	
Primary Function	Public Education	Site Preparation		Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$3,095,300
Parameters						Response	
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?						Yes	
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?						No	
3. Does this project require any permitting by any Town or State agency?						Yes	
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?						No	
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?						No	
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?						No	
7. Is this a request in response to a Court, Federal, or State order?						No	
8. Is this a request in response to a documented public health or safety condition?						No	
9. Is this a request to improve or make repairs to extend the useful life of a building?						Yes	
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?						No	
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?						No	
12. Will any other department be required to provide assistance in order to complete the project?						Yes	
13. If funded, will this project increase the operating expense for any other department?						Yes	
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?						Total New FTE's	0
No							
Project Description and Considerations							

This request is for feasibility design funds, for the Pollard Renovation project included in Master Plan Scenario Aa. Dore & Whittier estimates that the required feasibility design budget would be \$1.75+ cost escalation, and would cover OPM, designer, survey, initial geotechnical analysis, wetlands, hazardous materials and a traffic study.

Parameters Addressed:

- Design and construction funds requested in FY33 and FY35, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$25.1 million.
- This project, which involves renovation of a public building, will involve permitting.
- This project will update and modernize the Mitchell School, so as to extend its useful life for another fifty years.
- The PPBC will manage this project, if approved.
- The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Additional Description and Considerations

Capital Request Detail							
Project Title	Pollard School Renovation Addition (Master Plan Option Aa)			Fiscal Year	2034	Request Status	Revised
Project Phase	Construction	Planning/Design	\$15,653,200	Construction	\$131,005,700	FF&E	\$6,647,200
Useful Life	More than 30 Years	Land		Construction Management	\$4,999,600	Technology	
Primary Function	Public Education	Site Preparation	\$11,482,700	Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$169,788,400
Parameters							Response
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?							Yes
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?							No
3. Does this project require any permitting by any Town or State agency?							Yes
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?							No
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?							No
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?							No
7. Is this a request in response to a Court, Federal, or State order?							No
8. Is this a request in response to a documented public health or safety condition?							No
9. Is this a request to improve or make repairs to extend the useful life of a building?							Yes
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?							No
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?							No
12. Will any other department be required to provide assistance in order to complete the project?							Yes
13. If funded, will this project increase the operating expense for any other department?							Yes
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?					Total New FTE's	0	No
Project Description and Considerations							

This request is for funds to conduct detailed design and bidding of the Pollard Renovation project included in Master Plan Scenario Aa. Project costs were developed by Dore & Whittier Architects. The assumed cost escalation factor is 4.5% estimate.

Parameters Addressed:

- 1. Design and construction funds requested in FY33 and FY35, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$25.1 million.
- 3. This project, which involves renovation of a public building, will involve permitting.
- 9. This project will update and modernize the Mitchell School, so as to extend its useful life for another fifty years.
- 12. The PPBC will manage this project, if approved.
- 13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Note: The funding year should be **2035**

Capital Request Detail

Project Title Pollard School Renovation Addition (Master Plan Option Aa) Fiscal Year 2033 Request Status Revised

Scenario: Status Quo Master Plan
Pollard Grade 7 & 8 Renovation Addition w CMR, Based on 2020 Dore & Whittier Master Plan
Accelerated Schedule for Mitchell and Pollard
134,000 GSF Renovation, 15,000 Addition, 977 Students, 7-8 School
MSBA Project, Construction Manager at Risk
Scheduled opening: September 2038

	Feasibility	A/E	Site Prep	Construction	Constr Mgmt	FF&E/ Tech	Total
<u>Project Cost (2020\$)</u>	<u>1,750,000</u>	<u>8,849,845</u>	<u>6,492,000</u>	<u>74,066,826</u>	<u>2,826,625</u>	<u>3,758,113</u>	<u>97,743,409</u>
		<i>20% Conting + Soft (Less Constr Mgt)</i>		<i>70% Conting + Const</i>		<i>4% Constr 10% Conting + FF&E</i>	
Plus Escalation (@ 4.5%) x 17.08 Years to Completion 9/38	1,345,313	6,803,319	4,990,725	56,938,872	2,172,968	2,889,049	75,140,246
REVISIED PROJECT COST	3,095,313	15,653,164	11,482,725	131,005,698	4,999,594	6,647,162	172,883,655
REVISIED COST (ROUNDED)	3,095,300	15,653,200	11,482,700	131,005,700	4,999,600	6,647,200	172,883,700
		Feasibility	Construction				
		Funding	Funding				
		Oct 2032	Oct 2034	Total			
Feasibility		3,095,300		3,095,300			
Arch/Engineering			15,653,200	15,653,200			
Site Preparation			11,482,700	11,482,700			
Construction			131,005,700	131,005,700			
Construction Management			4,999,600	4,999,600			
FF&E		-	6,647,200	6,647,200			
Total		3,095,300	169,788,400	172,883,700			

Capital Funding Request							
Title	Mitchell School Renovation Addition (Master Plan Option D1a)			Submitted by	Needham Public Schools		
Request Type	Annual Funding Request	Capital Type	Building	Funding Request	\$94,326,300	Funding Year	See Attached
Description							

Constructed in 1950, the Mitchell Elementary School has undergone several additions over the past 50 years, but is in need of total renovation/replacement to address building deficiencies and modernize the learning environment. This request would bring the Mitchell facility to a level of modernization comparable to that of the Williams Elementary School.

This project is part of a multi-project Strategic Plan to provide capacity at the elementary schools for enrollment growth, to address overcrowding at the High Rock School and to modernize the Mitchell Elementary and Pollard Middle Schools. This Strategic Plan Scenario D1a, "High Rock as Elementary School" Project was developed by Dore & Whittier Architects in 2020 and is the School Committee's preferred Master Plan Scenario. As originally proposed, it: a) positions grades 6th - 8th under one roof at the Pollard School, b) repurposes High Rock as a sixth elementary school and b) renovates the aging Mitchell School as a smaller, 3-section elementary school. At the Pollard School, the existing modular classrooms would be replaced by an approximate 40 teaching station addition onto the existing building, paired with a phased, occupied renovation of the remaining building and site. Additionally, a new, three-story 6th Grade Center would be constructed on the south side of the existing school. The Pollard renovation would be undertaken in parallel with the feasibility/design study for the Mitchell project in order to complete the Pollard School addition and vacate the High Rock school for reuse as an elementary school. The execution of these two projects concurrently would allow the High Rock to serve as swing space for the Mitchell Elementary School project, with some students re-distributed to other elementary schools until a new Mitchell School can be completed. This scenario assumes that Mitchell is constructed in partnership with the MSBA and that the Pollard School is renovated without MSBA assistance.

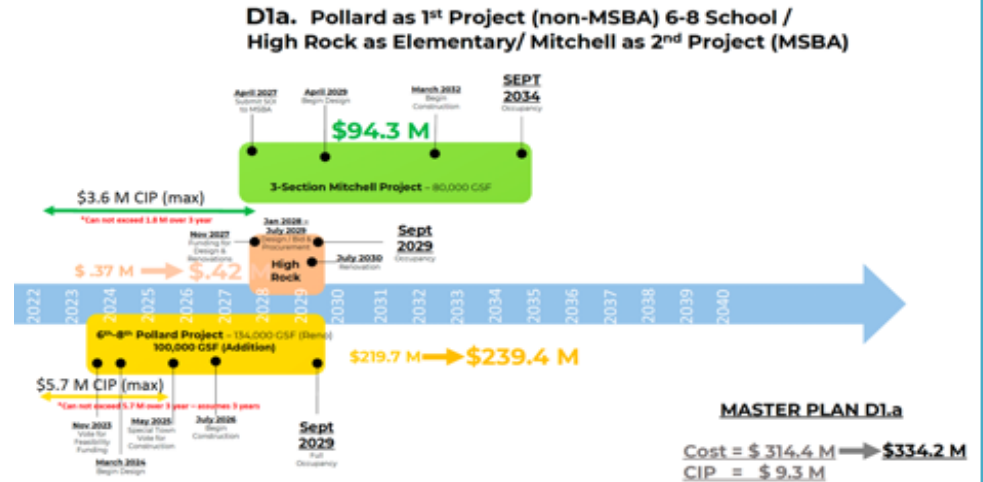
MSBA assistance is assumed to be at the same 34.72% reimbursement rate as was in effect for the Sunita Williams project. Project costs reflect a 4.5% cost escalation factor.

The D1a Master Plan scenario currently is under study by a Town-wide Facilities Financing Group, charged with conducting a fiscal impact analysis of two alternate master plan scenarios: the "Option A Status Quo" scenario and the School Committee's preferred "Option D High Rock as Elementary School" scenario.

This request is a placeholder, should the Town decide to move forward with the Option D1a Master Plan slate of projects. Companion requests are presented for the Pollard and High Rock renovation projects.

Mitchell project milestones & funding years Include:

- Statement of Interest Submitted to MSBA - Spring 2027
- Invitation into Feasibility - April 2028
- Feasibility/ Schematic Design Funding - October 2028 STM
- Construction Funding - October 2030 STM
- Construction Override Vote - November 2030
- Construction Start - March 2032
- Construction Complete/ Building Opens - September 2034



Capital Request Detail							
Project Title	Mitchell School Renovation Addition (Master Plan Option D1a)			Fiscal Year	2029	Request Status	Revised
Project Phase	Feasibility Study	Planning/Design	\$2,383,100	Construction		FF&E	
Useful Life	More than 30 Years	Land		Construction Management		Technology	
Primary Function	Public Education	Site Preparation		Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$2,383,100
Parameters						Response	
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?						Yes	
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?						No	
3. Does this project require any permitting by any Town or State agency?						Yes	
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?						No	
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?						No	
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?						No	
7. Is this a request in response to a Court, Federal, or State order?						No	
8. Is this a request in response to a documented public health or safety condition?						No	
9. Is this a request to improve or make repairs to extend the useful life of a building?						Yes	
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?						No	
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?						No	
12. Will any other department be required to provide assistance in order to complete the project?						Yes	
13. If funded, will this project increase the operating expense for any other department?						Yes	
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?						Total New FTE's	0
No							

Project Description and Considerations

This request is for feasibility design funds, for the Mitchell Renovation project included in Master Plan Scenario D1a. Dore & Whittier estimates that the required feasibility design budget would be \$1.5 + cost escalation, and would cover OPM, designer, survey, initial geotechnical analysis, wetlands, hazardous materials and a traffic study.

Parameters Addressed:

- 1. Design and construction funds requested in FY29 and FY31, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$9.3 million.
- 3. This project, which involves renovation of a public building, will involve permitting.
- 9. This project will update and modernize the Mitchell School, so as to extend its useful life for another fifty years.
- 12. The PPBC will manage this project, if approved.
- 13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Additional Description and Considerations

Capital Request Detail							
Project Title	Mitchell School Renovation Addition (Master Plan Option D1a)			Fiscal Year	2031	Request Status	Revised
Project Phase	Construction	Planning/Design	\$10,478,900	Construction	\$72,095,400	FF&E	\$2,505,500
Useful Life	More than 30 Years	Land		Construction Management		Technology	
Primary Function	Public Education	Site Preparation	\$6,863,400	Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$91,943,200
Parameters							Response
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?							Yes
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?							No
3. Does this project require any permitting by any Town or State agency?							Yes
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?							No
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?							No
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?							No
7. Is this a request in response to a Court, Federal, or State order?							No
8. Is this a request in response to a documented public health or safety condition?							No
9. Is this a request to improve or make repairs to extend the useful life of a building?							Yes
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?							No
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?							No
12. Will any other department be required to provide assistance in order to complete the project?							Yes
13. If funded, will this project increase the operating expense for any other department?							Yes
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?					Total New FTE's	0	No
Project Description and Considerations							

This request is for funds to undertake construction of the Mitchell Renovation project included in Master Plan Scenario D1a. Project costs were developed by Dore & Whittier Architects.

Parameters Addressed:

Parameters Addressed:

1. Design and construction funds requested in FY29 and FY31, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$9.3 million.
3. This project, which involves renovation of a public building, will involve permitting.
9. This project will update and modernize the Mitchell School, so as to extend its useful life for another fifty years.
12. The PPBC will manage this project, if approved.
13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Capital Request Detail

Project Title **Mitchell School Renovation Addition (Master Plan Option D1a)** Fiscal Year **2029** Request Status **Revised**

Scenario: High Rock as Elementary School
Mitchell Standard MSBA/ Pollard Accelerated Non-MSBA
Construction of Mitchell 3-Section Elementary School, Based on 2020 Dore & Whittier Master Plan
80,000 GSF, 376 Students, K-5 School

Scheduled opening: September 2034

	Feasibility	A/E	Site Prep	Construction	Constr Mgnt	FF&E/ Tech	Total
Project Cost (2020\$)	<u>1,500,000</u>	<u>6,595,715</u>	<u>4,320,000</u>	<u>45,378,698</u>	<u>-</u>	<u>1,577,043</u>	<u>59,371,456</u>
		<i>20% Conting + Soft</i>		<i>70% Conting + Const DBB (in Construction)</i>		<i>10% Conting + FF&E</i>	
Plus Escalation (@ 4.5%) x 13.08 Years to Completion 9/34	883,125	3,883,227	2,543,400	26,716,708	-	928,484	34,954,945
REVISD PROJECT COST	2,383,125	10,478,943	6,863,400	72,095,406	-	2,505,527	94,326,401
REVISD COST (ROUNDED)	2,383,100	10,478,900	6,863,400	72,095,400	-	2,505,500	94,326,300
		Feasibility	Construction				
		Funding	Funding				
		Oct 2028	Oct 2030	Total			
Feasibility		2,383,100		2,383,100			
Arch/Engineering			10,478,900	10,478,900			
Site Preparation			6,863,400	6,863,400			
Construction			72,095,400	72,095,400			
Construction Management			-	-			
FF&E		<u>-</u>	<u>2,505,500</u>	<u>2,505,500</u>			
Total		2,383,100	91,943,200	94,326,300			

Capital Funding Request							
Title	Renovation to High Rock to Reconfigure as K-5 Elementary School (High Rock as ES Option D1)			Submitted by	Needham Public Schools		
Request Type	Annual Funding Request	Capital Type	Building	Funding Request	\$399,500	Funding Year	2025
Description							

Constructed in 2009, the High Rock School is a modern building in good condition. However, a major classroom addition is needed to serve the needs of the Grade 6 community.

This project is part of a multi-project Strategic Plan to provide capacity at the elementary schools for enrollment growth, to address overcrowding at the High Rock School and to modernize the Mitchell Elementary and Pollard Middle Schools. This Strategic Plan Scenario D1a, "High Rock as Elementary School" Project was developed by Dore & Whittier Architects in 2020 and is the School Committee's preferred Master Plan Scenario. As originally proposed, it: a) positions grades 6th - 8th under one roof at the Pollard School, b) repurposes High Rock as a sixth elementary school and b) renovates the aging Mitchell School as a smaller, 3-section elementary school. At the Pollard School, the existing modular classrooms would be replaced by an approximate 40 teaching station addition onto the existing building, paired with a phased, occupied renovation of the remaining building and site. Additionally, a new, three-story 6th Grade Center would be constructed on the south side of the existing school. The Pollard renovation would be undertaken in parallel with the feasibility/design study for the Mitchell project in order to complete the Pollard School addition and vacate the High Rock school for reuse as an elementary school. The execution of these two projects concurrently would allow the High Rock to serve as swing space for the Mitchell Elementary School project, with some students re-distributed to other elementary schools until a new Mitchell School can be completed. This scenario assumes that Mitchell is constructed in partnership with the MSBA and that the Pollard School is renovated without MSBA assistance.

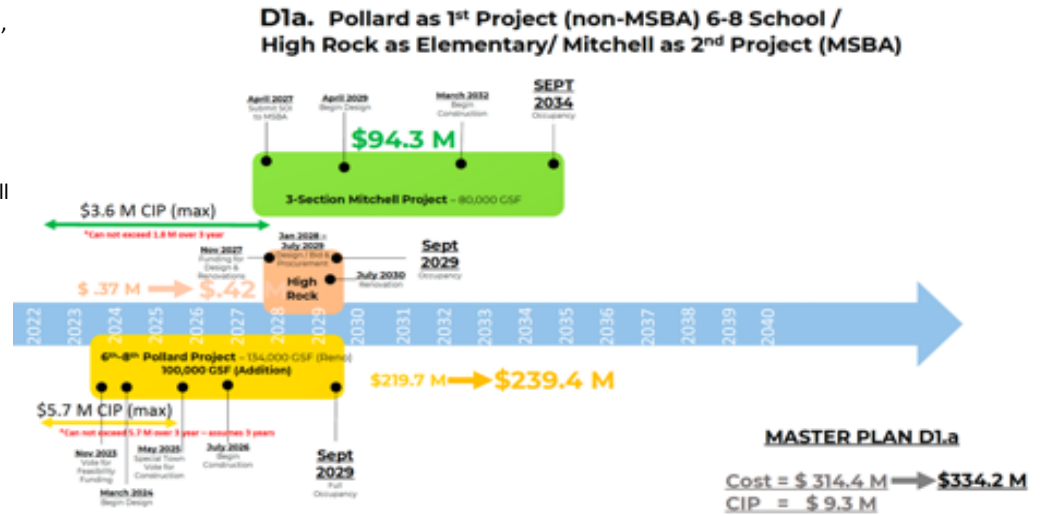
No MSBA assistance is assumed for this project. Total costs have been updated to include a 6% straight line cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively.

The D1a Master Plan scenario currently is under study by a Town-wide Facilities Financing Group, charged with conducting a fiscal impact analysis of two alternate master plan scenarios: the "Option A Status Quo" scenario and the School Committee's preferred "Option D High Rock as Elementary School" scenario.

This request is a placeholder, should the Town decide to move forward with the Option D1a Master Plan slate of projects. Companion requests are presented for the Mitchell and Pollard renovation projects.

Pollard project milestones & funding years include:

- Detailed Design and Construction - May 2024 ATM
- Move Mitchell School to High Rock / Building Opens - September 2029



Capital Request Detail							
Project Title	Renovation to High Rock to Reconfigure as K-5 Elementary School (High Rock as ES Option D1)			Fiscal Year	2025	Request Status	Revised
Project Phase	Construction	Planning/Design	\$50,300	Construction	\$343,300	FF&E	
Useful Life	More than 30 Years	Land		Construction Management	\$5,900	Technology	
Primary Function	Public Education	Site Preparation	\$0	Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by less than \$5,000		Project Cost Source	Hired Consultant		Project Cost	\$399,500
Parameters						Response	
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?						Yes	
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?						No	
3. Does this project require any permitting by any Town or State agency?						Yes	
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?						No	
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?						No	
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?						No	
7. Is this a request in response to a Court, Federal, or State order?						No	
8. Is this a request in response to a documented public health or safety condition?						No	
9. Is this a request to improve or make repairs to extend the useful life of a building?						Yes	
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?						No	
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?						No	
12. Will any other department be required to provide assistance in order to complete the project?						Yes	
13. If funded, will this project increase the operating expense for any other department?						Yes	
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?						Total New FTE's	0
No							

Project Description and Considerations

This request is for funds to conduct detailed design, bidding and construction of the High Rock Renovation project included in Master Plan Scenario D1a. Project costs were developed by Dore & Whittier Architects. The total cost has been updated to include a 6% cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively.

Parameters Addressed:

- 1. Construction funds requested in FY25. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$9.3 million.
- 3. This project, which involves renovation of a public building, will involve permitting.
- 9. This project will update and modernize the High Rock School, so as to extend its useful life.
- 12. The PPBC will manage this project, if approved.
- 13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Additional Description and Considerations

Capital Request Detail

Project Title Renovation to High Rock to Reconfigure as K-5 Elementary School (High Rock as ES Option D1) Fiscal Year 2025 Request Status Revised

Scenario: High Rock as Elementary School
Mitchell Standard MSBA/ Pollard Accelerated Non-MSBA
Renovation of High Rock, Based on 2020 Dore & Whittier Master Plan
TBD GSF Minor Renovation, 376 Students, K-5 School
Scheduled opening: September 2029

	Feasibility	A/E	Site Prep	Construction	Constr Mgmt	FF&E/ Tech	Total
Project Cost (2020\$)	<u>-</u>	<u>33,880</u>	<u>-</u>	<u>231,178</u>	<u>3,986</u>	<u>-</u>	<u>269,044</u>
		<i>20% Conting + Soft (Less Constr Mgt)</i>		<i>80% Conting + Const</i>	<i>2% Construction</i>		
Plus Escalation (@ 6%) x 8.08 Years to Completion 9/29	-	16,432	-	112,122	1,933	-	130,486
REVISED PROJECT COST	-	50,311	-	343,300	5,919	-	399,530
REVISED COST (ROUNDED)	-	50,300	-	343,300	5,900	-	399,500
			Design & Constr				
			Funding				
			May 2024	Total			
Feasibility				-			
Arch/Engineering			50,300	50,300			
Site Preparation			-	-			
Construction			343,300	343,300			
Construction Management			5,900	5,900			
FF&E			<u>-</u>	<u>-</u>			
Total			399,500	399,500			

Capital Funding Request

Title	Pollard Middle School Renovation Addition (Master Plan Option D1a)			Submitted by	Needham Public Schools		
Request Type	Annual Funding Request	Capital Type	Building	Funding Request	\$239,420,400	Funding Year	See Attached

Description

Constructed in 1956 and renovated in 1996, the Pollard Middle School has adequate gross square feet, but is in need of a major renovation to address building deficiencies and modernize the learning environment. There are many undersized classrooms, inadequate teacher planning, administration or meeting spaces, insufficient space for special education and antiquated science labs. The modular classrooms, installed in 2002, are at the end of their useful life and are in need of replacement.

This project is part of a multi-project Strategic Plan to provide capacity at the elementary schools for enrollment growth, to address overcrowding at the High Rock School and to modernize the Mitchell Elementary and Pollard Middle Schools. This Strategic Plan Scenario D1a, "High Rock as Elementary School" Project was developed by Dore & Whittier Architects in 2020 and is the School Committee's preferred Master Plan Scenario. As originally proposed, it: a) positions grades 6th - 8th under one roof at the Pollard School, b) repurposes High Rock as a sixth elementary school and b) renovates the aging Mitchell School as a smaller, 3-section elementary school. At the Pollard School, the existing modular classrooms would be replaced by an approximate 40 teaching station addition onto the existing building, paired with a phased, occupied renovation of the remaining building and site. Additionally, a new, three-story 6th Grade Center would be constructed on the south side of the existing school. The Pollard renovation would be undertaken in parallel with the feasibility/design study for the Mitchell project in order to complete the Pollard School addition and vacate the High Rock school for reuse as an elementary school. The execution of these two projects concurrently would allow the High Rock to serve as swing space for the Mitchell Elementary School project, with some students re-distributed to other elementary schools until a new Mitchell School can be completed. This scenario assumes that Mitchell is constructed in partnership with the MSBA and that the Pollard School is renovated without MSBA assistance.

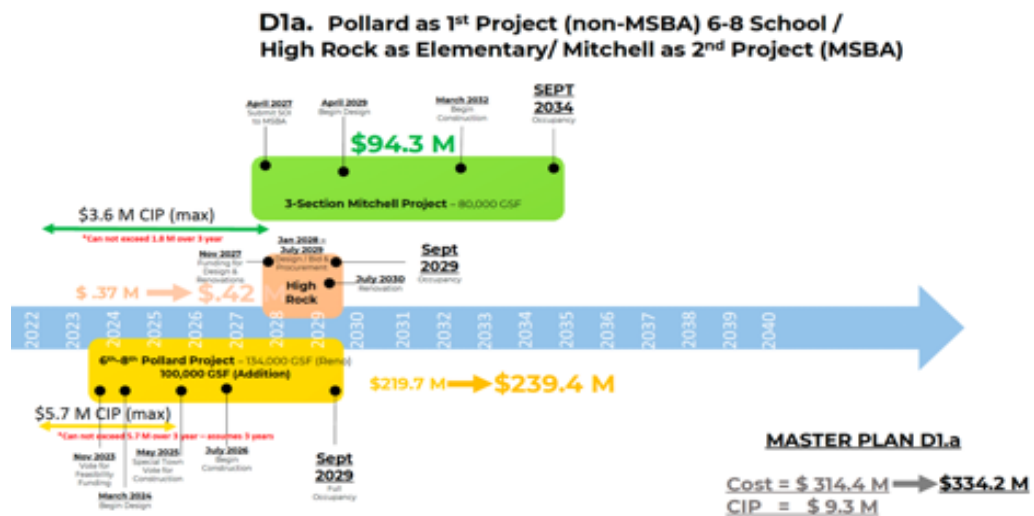
Total project costs have been updated to include a 6% straight-line cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively.

The D1a Master Plan scenario currently is under study by a Town-wide Facilities Financing Group, charged with conducting a fiscal impact analysis of two alternate master plan scenarios: the "Option A Status Quo" scenario and the School Committee's preferred "Option D High Rock as Elementary School" scenario.

This request is a placeholder, should the Town decide to move forward with the Option D1a Master Plan slate of projects. Companion requests are presented for the Mitchell and High Rock renovation projects.

Pollard project milestones & funding years Include:

- Feasibility/ Schematic Design Funding - May 2023 ATM (No Override Assumed)
- Detailed Design to Bid Funding - May 2024 ATM
- Construction Funding - October 2025 STM
- Construction Override Vote - November 2025
- Demolition Modular Classrooms - July 2026
- Students Move Into New Addition - July 2027



Capital Request Detail							
Project Title	Pollard Middle School Renovation Addition (Master Plan Option D1a)			Fiscal Year	2024	Request Status	Revised
Project Phase	Feasibility Study	Planning/Design	\$1,750,000	Construction		FF&E	
Useful Life	More than 30 Years	Land		Construction Management		Technology	
Primary Function	Public Education	Site Preparation		Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$1,750,000
Parameters						Response	
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?						Yes	
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?						No	
3. Does this project require any permitting by any Town or State agency?						Yes	
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?						No	
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?						No	
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?						No	
7. Is this a request in response to a Court, Federal, or State order?						No	
8. Is this a request in response to a documented public health or safety condition?						No	
9. Is this a request to improve or make repairs to extend the useful life of a building?						Yes	
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?						No	
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?						No	
12. Will any other department be required to provide assistance in order to complete the project?						Yes	
13. If funded, will this project increase the operating expense for any other department?						Yes	
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?						Total New FTE's	0
Project Description and Considerations							

This request is for feasibility design funds, for the Pollard Renovation project included in Master Plan Scenario D1a. Dore & Whittier estimates that the required feasibility design budget would be \$1.75 million. This estimate would cover OPM, designer, survey, initial geotechnical analysis, wetlands, hazardous materials and a traffic study.

Parameters Addressed:

- Design and construction funds requested in FY24, FY25 and FY26, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$9.3 million.
- This project, which involves renovation of a public building, will involve permitting.
- This project will update and modernize the Pollard School, so as to extend its useful life for another fifty years.
- The PPBC will manage this project, if approved.
- The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Additional Description and Considerations

Capital Request Detail							
Project Title	Pollard Middle School Renovation Addition (Master Plan Option D1a)			Fiscal Year	2025	Request Status	Revised
Project Phase	Design/Engineering	Planning/Design	\$12,570,400	Construction	\$9,307,200	FF&E	
Useful Life	More than 30 Years	Land		Construction Management	\$1,041,330	Technology	
Primary Function	Public Education	Site Preparation	\$759,005	Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$23,677,935
Parameters							Response
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?							Yes
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?							No
3. Does this project require any permitting by any Town or State agency?							Yes
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?							No
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?							No
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?							No
7. Is this a request in response to a Court, Federal, or State order?							No
8. Is this a request in response to a documented public health or safety condition?							No
9. Is this a request to improve or make repairs to extend the useful life of a building?							Yes
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?							No
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?							No
12. Will any other department be required to provide assistance in order to complete the project?							Yes
13. If funded, will this project increase the operating expense for any other department?							Yes
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?					Total New FTE's	0	No
Project Description and Considerations							

This request is for funds to conduct detailed design and bidding of the Pollard Renovation project included in Master Plan Scenario D1a. Project costs were developed by Dore & Whittier Architects. The total cost has been updated to include a 6% cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively.

Parameters Addressed:

1. Design and construction funds requested in FY24, FY25 and FY26, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$9.3 million.
3. This project, which involves renovation of a public building, will involve permitting.
9. This project will update and modernize the Pollard School, so as to extend its useful life for another fifty years.
12. The PPBC will manage this project, if approved.
13. The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Capital Request Detail							
Project Title	Pollard Middle School Renovation Addition (Master Plan Option D1a)			Fiscal Year	2026	Request Status	Revised
Project Phase	Construction	Planning/Design	\$11,712,900	Construction	\$176,836,800	FF&E	\$5,120,800
Useful Life	More than 30 Years	Land		Construction Management	\$5,900,870	Technology	
Primary Function	Public Education	Site Preparation	\$14,421,095	Equipment		Other Expenses	
Budget Impact	May increase annual operating expenses by more than \$100,000		Project Cost Source	Hired Consultant		Project Cost	\$213,992,465
Parameters							Response
1. Are there any costs to bid, design, construct, purchase, install, implement, or otherwise complete the project which are NOT included in this request?							Yes
2. Are there recommendations or costs identified by other departments which are NOT factored into the request?							No
3. Does this project require any permitting by any Town or State agency?							Yes
4. If funded, will this project require ongoing assistance from vendors at an additional expense to the Town which is NOT already budgeted?							No
5. Is specialized training or annual licensing required that the Town will need to pay in order to use the asset?							No
6. Is this a project for which an Initial Eligibility Project Application can be filed with the Community Preservation Committee (CPC)?							No
7. Is this a request in response to a Court, Federal, or State order?							No
8. Is this a request in response to a documented public health or safety condition?							No
9. Is this a request to improve or make repairs to extend the useful life of a building?							Yes
10. Is this a request to purchase apparatus/equipment that is intended to be permanently installed at the location of its use?							No
11. Is this a request to repair or otherwise improve public property which is NOT a building or infrastructure?							No
12. Will any other department be required to provide assistance in order to complete the project?							Yes
13. If funded, will this project increase the operating expense for any other department?							Yes
14. If funded, will additional permanent staff be required, and if so what is the total number of FTE's?					Total New FTE's	0	No
Project Description and Considerations							

This request is for construction funds for the Pollard Renovation project included in Master Plan Scenario D1a. Project costs were developed by Dore & Whittier Architects. The total cost has been updated to include a 6% cost escalation factor, compared to the previous 4.5% estimate. The updated factor is intended to capture the impact of the significant inflation experienced during 2021, 2022 and 2023 of 5%, 15% and 5%, respectively.

Parameters Addressed:

- Design and construction funds requested in FY25 and FY26, respectively. The estimated Capital Improvement (CIP) commitment required to maintain Pollard, Mitchell and High Rock during the Master Plan project improvements is an additional \$9.3 million.
- This project, which involves renovation of a public building, will involve permitting.
- This project will update and modernize the Pollard School, so as to extend its useful life for another fifty years.
- The PPBC will manage this project, if approved.
- The renovated school may increase the operational costs associated with operating the Mitchell and Pollard buildings.

Capital Request Detail

Project Title Pollard Middle School Renovation Addition (Master Plan Option D1a) Fiscal Year 2024 Request Status Revised

**Scenario: High Rock as Elementary School
 Mitchell Standard MSBA/ Pollard Accelerated Non-MSBA
 Renovation/ Addition of Pollard Middle School as Grade 6-8 Middle School, Based on 2020 Dore & Whittier Master Plan
 Assumes Construction Manager at Risk for Pollard
 134,000 GSF Renovation, 80,000 GSF Permanent Construction, 1,432 Students, 6-8 School
 Scheduled opening: September 2029**

	Feasibility	A/E	Site Prep	Construction	Constr Mgmt	FF&E/ Tech	Total
Project Cost (2020\$)	<u>1,750,000</u>	<u>15,722,006</u>	<u>10,188,000</u>	<u>124,928,850</u>	<u>4,659,202</u>	<u>3,436,800</u>	<u>160,684,858</u>
		<i>20% Conting + Soft (Less Constr Mgt)</i>		<i>80% Conting + Const</i>	<i>4% Construction</i>		
Plus Escalation (@ 6%) x 8.17 Years to Completion 9/29	857,500	7,703,783	4,992,120	61,215,137	2,283,009	1,684,032	78,735,581
REVISED PROJECT COST	2,607,500	23,425,790	15,180,120	186,143,987	6,942,211	5,120,832	239,420,439
REVISED COST (ROUNDED)	2,607,500	23,425,800	15,180,100	186,144,000	6,942,200	5,120,800	239,420,400

	Feasibility Funding May 2023	Design/Bid Funding May 2024	Construction Funding Oct 2025	Total
Feasibility	1,750,000			1,750,000
Arch/Engineering		12,570,400	11,712,900	24,283,300
Site Preparation		759,005	14,421,095	15,180,100
Construction		9,307,200	176,836,800	186,144,000
Construction Management		1,041,330	5,900,870	6,942,200
FF&E	-	-	<u>5,120,800</u>	<u>5,120,800</u>
Total	1,750,000	23,677,935	213,992,465	239,420,400