



MSBA Facilities Subcommittee Meeting

January 20, 2010



Town of Maynard:



Owner's Project Manager:



Architect:





Study Goals:

- To develop a solution for the High School which addresses the **NEASC probation.**
- To stem **substantial emigration** from the district following 8th grade.
- To provide a **district wide solution** that would also address overcrowding at the Elementary School.





3 Schools - 1 Campus - 1 System





3 Schools - 1 Campus - 1 System

Green Meadow Elementary School

(PK-3) – Needs Capital Improvements & Over Capacity

Fowler Middle School

(4-8) – Good Condition

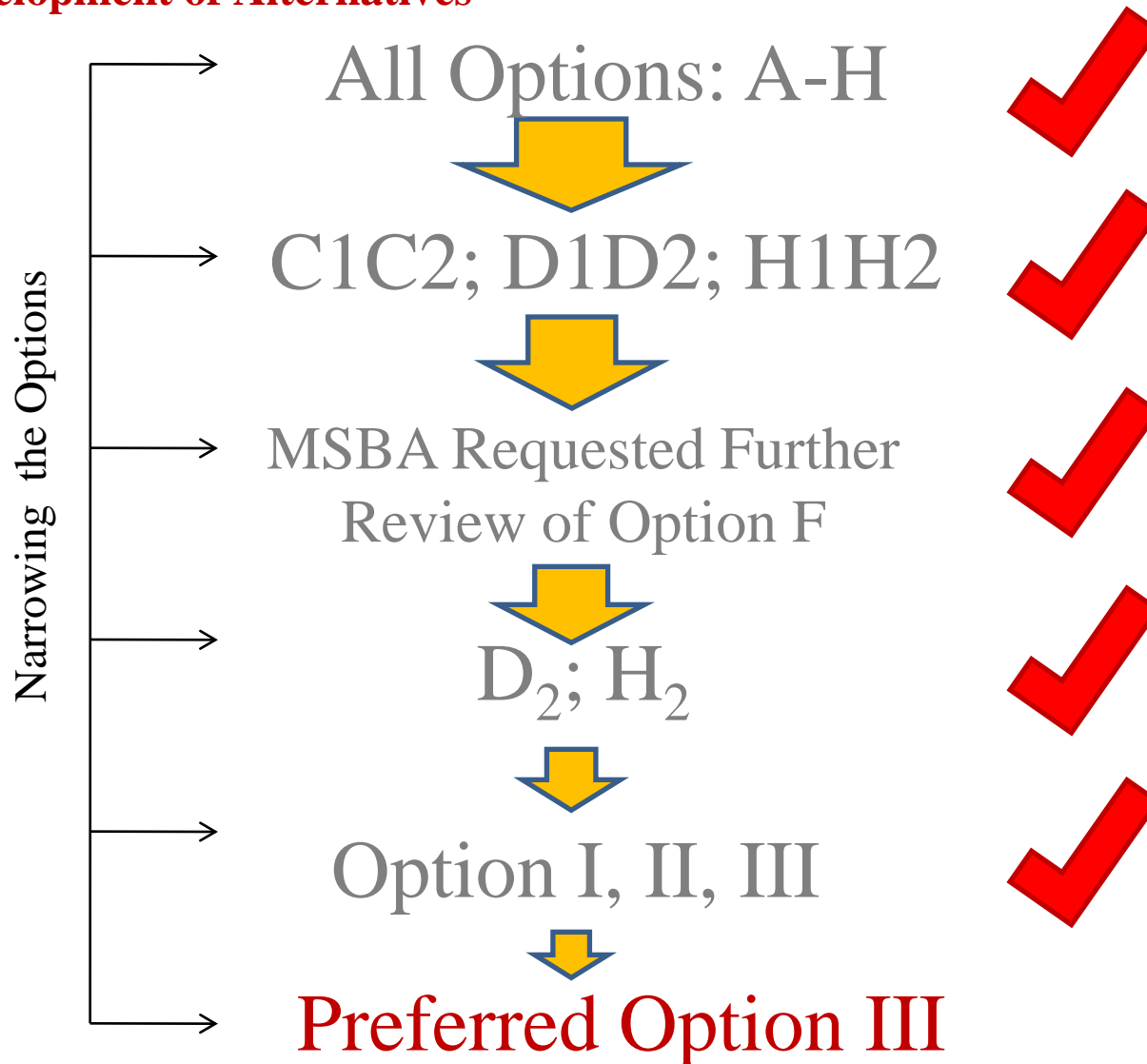
Maynard High School

(9-12) – NEASC Probation - Antiquated Facility





Development of Alternatives





MSBA Final Alternatives: Options I, II, III



I. HS (9-12) Renovation/Addition
(Fowler M.S. Addition)



II. HS (8-12) Renovation/Addition



III. HS (8-12) New





OPTION II: HS (8-12)

Renovation/Addition

- **Educational Impacts**
- **Facility Impacts**
- **Costing**





II. HS (8-12) Renovation/ Addition: Educational Impacts

District's unique "full-inclusion, extremely limited out of district placement" philosophy results in severe impact on large population. Likely resulting in **litigation for out-of-district placements.

- **Limited mobility** students such as **Danny** - unable to move about in building under renovation.
- **Autism** spectrum students such as **Evan** – unable to function under stress and exceptional stimulus caused by renovation .
- Students with **severe mental health issues** such as **Joey** – unable to function with noise, constantly shifting daily routines, excessive stimulus caused by renovation.





II. HS (8-12) Renovation/ Addition: Educational Impacts

Unacceptable levels of student emigration will increase further.

- **Gifted and talented students** such as **Dave** – will return to charter school as **no high-quality lab** accessibility.
- Exceptional student **athletes** such as **Jay** – will seek school choice to school's with **adequate physical education/health/athletic facilities.**





II. HS (8-12) Renovation/ Addition: Educational Impacts

- **Insufficient swing space** by NEASC standards
 - Science
 - Media
 - Athletic/ Physical Education
- Further negative impact during renovation of NEASC probation deficiencies.
- Result is **complete replacement of existing facility**
- End result is a renovated facility which **still lacks the ability to perform according to 21st century education standards**





II. HS (8-12) Renovation/ Addition: Educational Impacts

MAYNARD HIGH SCHOOL IS ALREADY ON
NEASC PROBATION.

Renovation/ Addition is educationally a step
backwards which would be detrimental to the
School's ability to maintain accreditation during
construction. (2-3years)



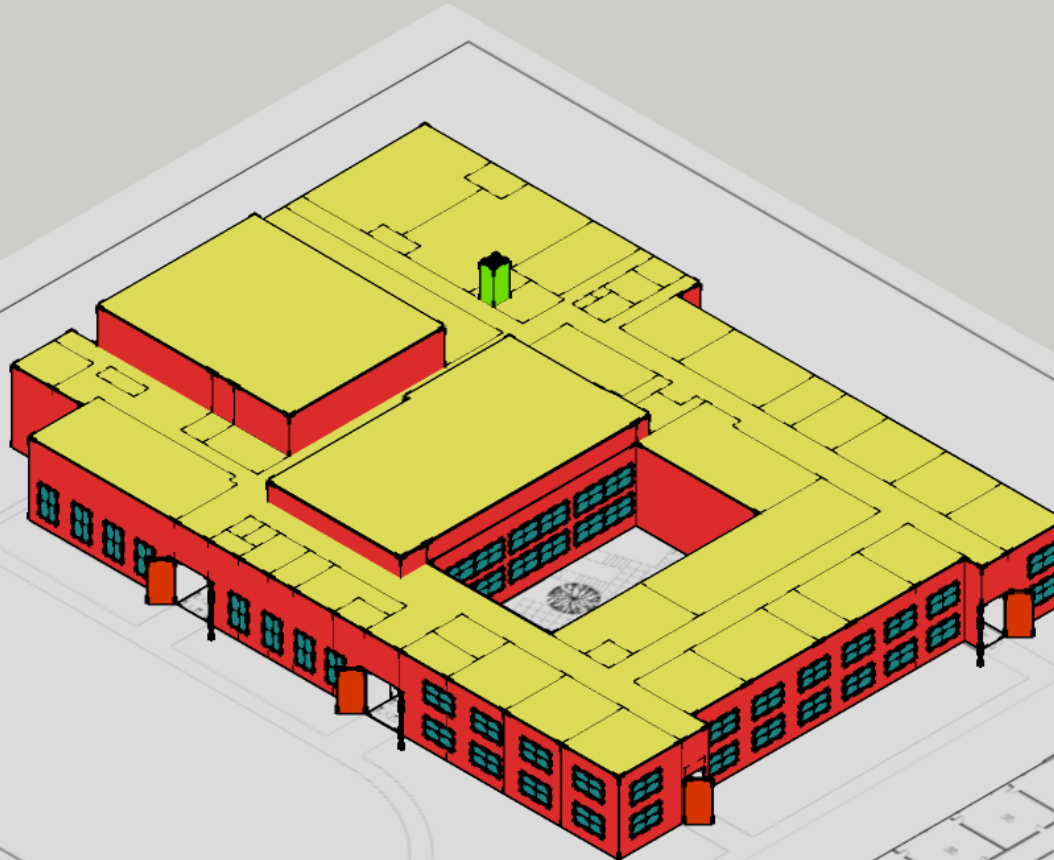


Final Alternatives: Option II Issues

II. HS (8-12) Renovation/ Addition: Facility Impacts

Insufficient
Program Space :

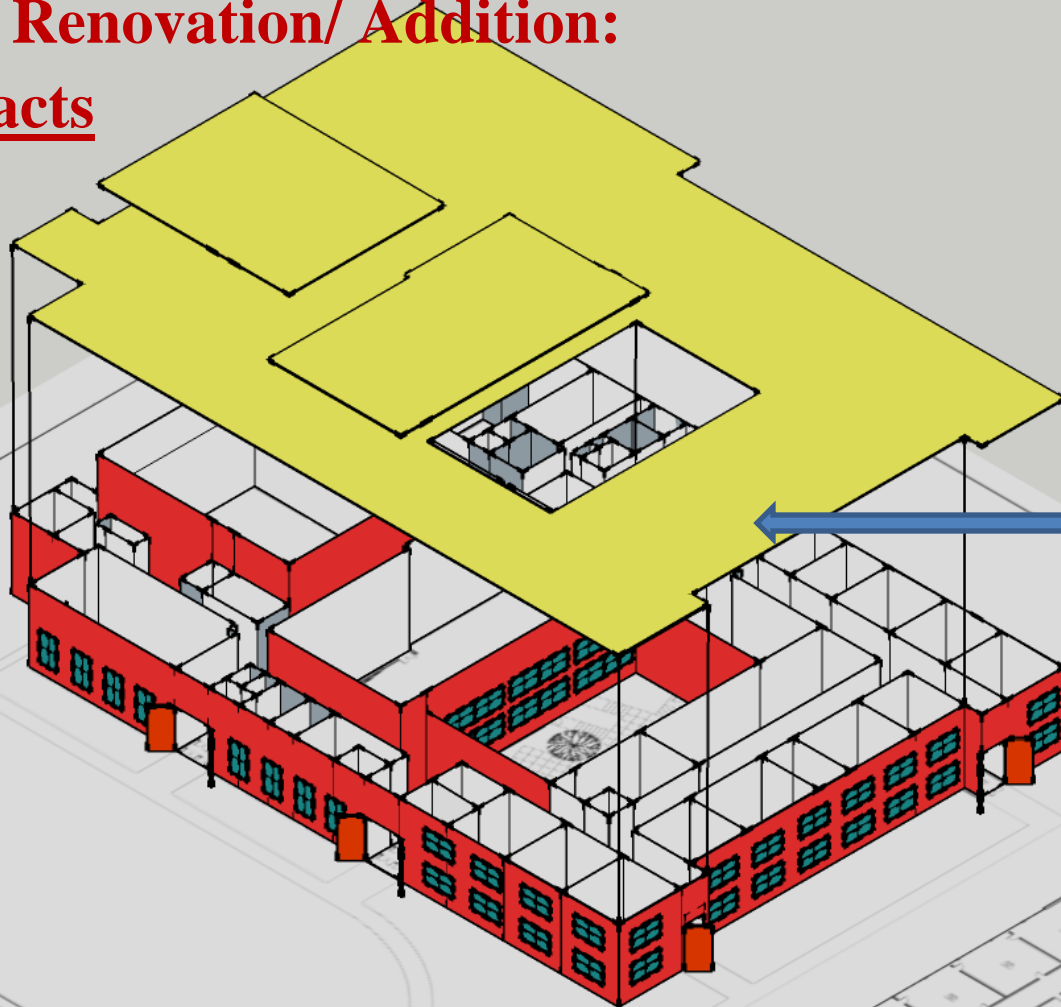
- **Music**
- **Library**
- **Science**
- **Admin**
- **Nurse**
- **Guidance**
- **Classrooms**
- **Special Ed.**
- **Teacher Space**
- **Storage**





Final Alternatives: Option II Issues

II. HS (8-12) Renovation/ Addition: Facility Impacts

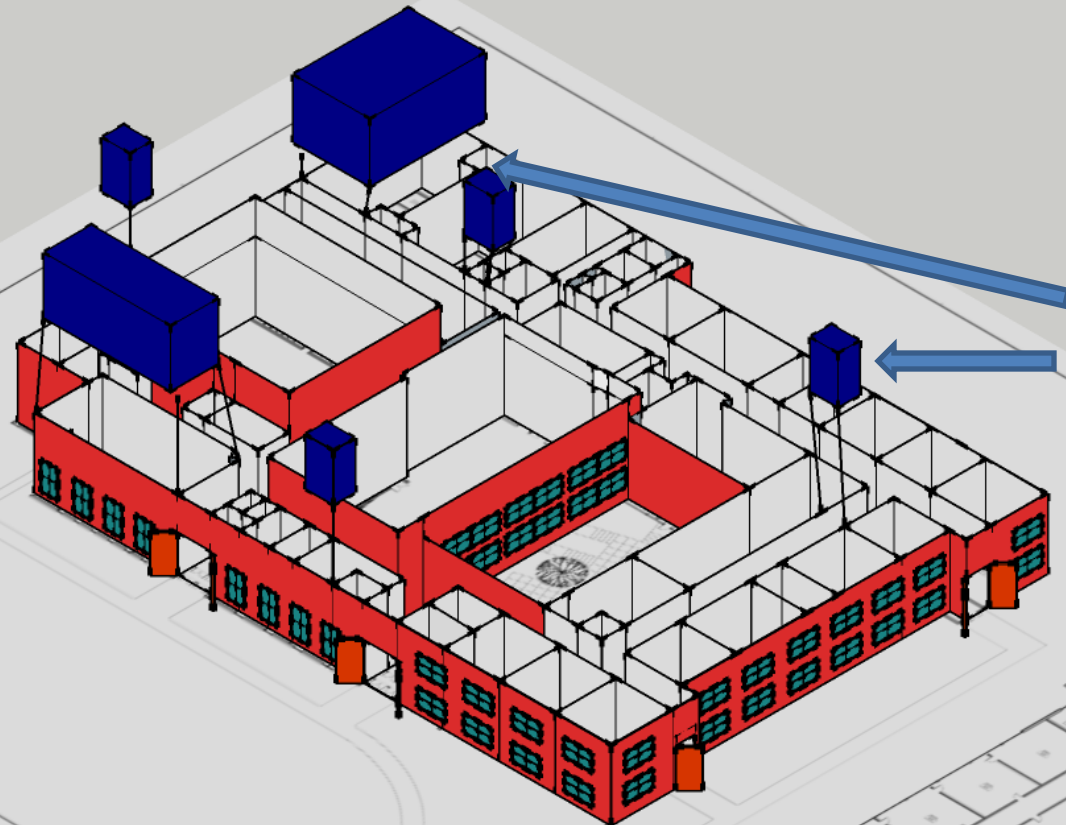


- Replace:
- **Roof membrane, flashing, vapor barrier, upgrade for new snow coding load**
 - **Exterior Masonry**





II. HS (8-12) Renovation/ Addition: Facility Impacts



Renovate
Non-ADA
Compliant:

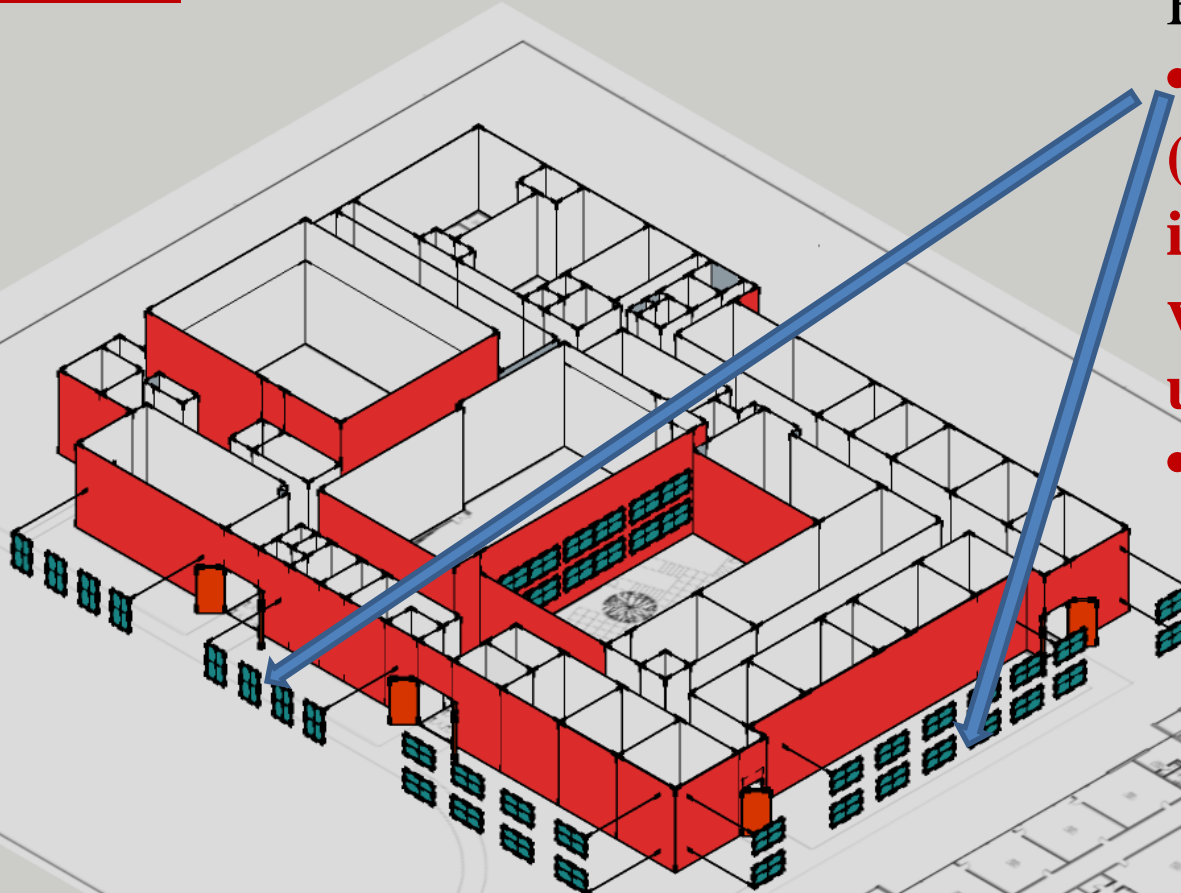
- Toilets
- Hardware
- Music Room
- Art/ Comp Room
- Ramps
- Railings
- Signage



Final Alternatives: Option II Issues

II. HS (8-12) Renovation/ Addition: Facility Impacts

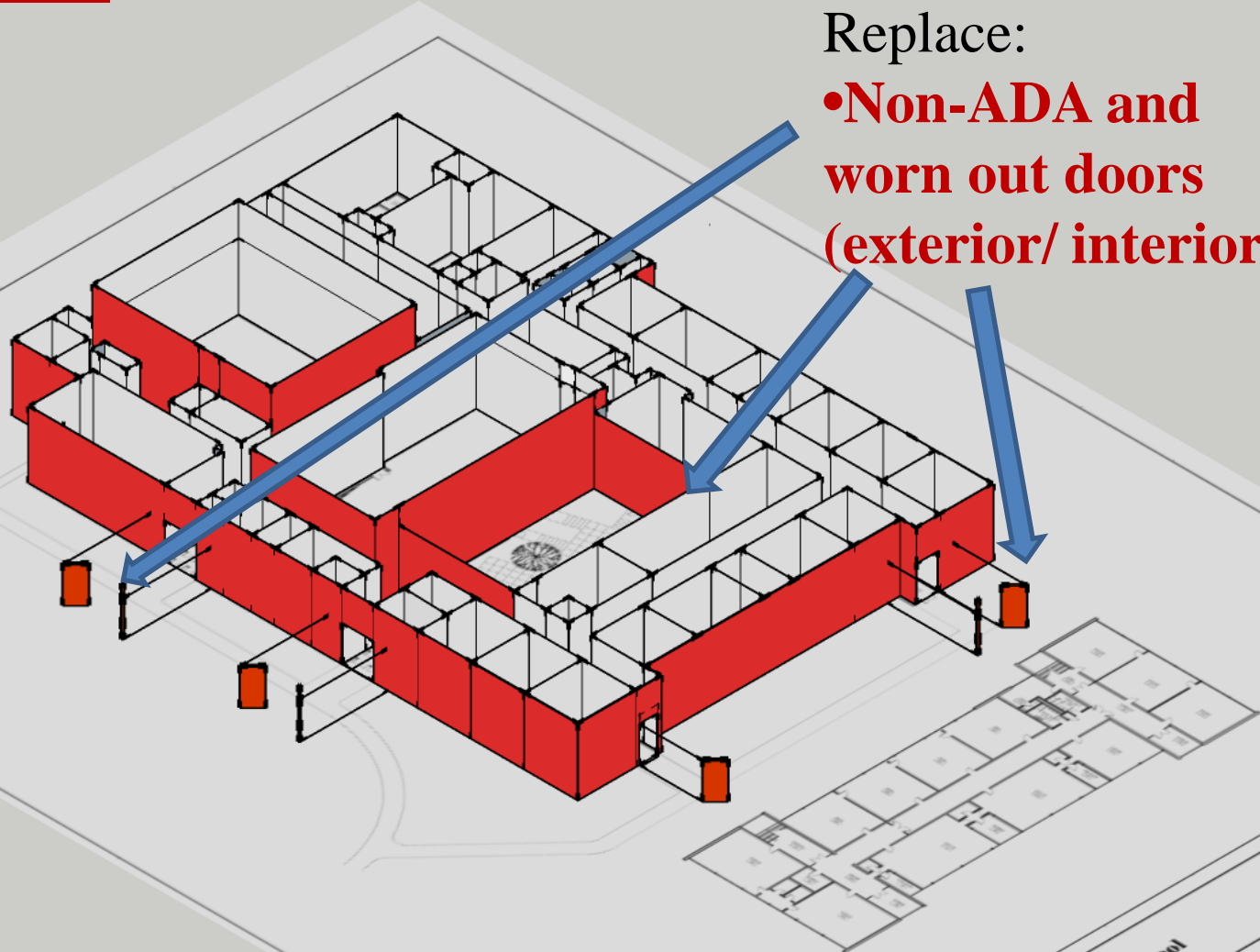
- Replace All:
- **Windows**
(necessary for insulation and vapor barrier upgrade)
 - **Energy Code**





Final Alternatives: Option II Issues

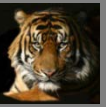
II. HS (8-12) Renovation/ Addition: Facility Impacts



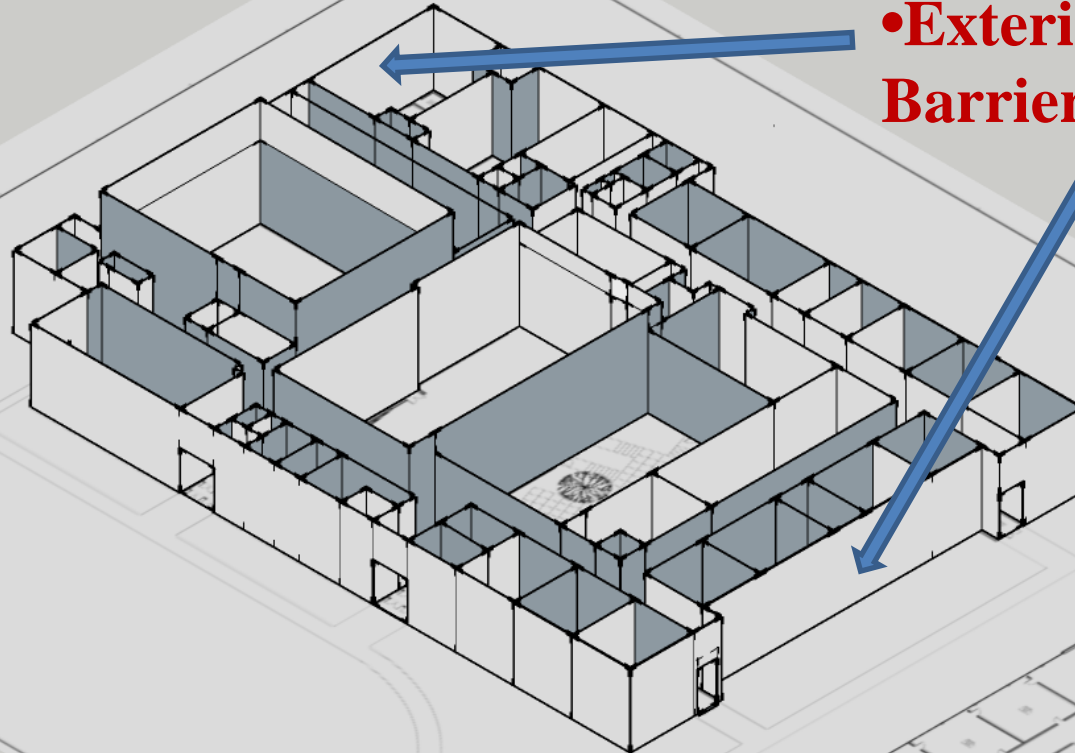
Replace:

- **Non-ADA and worn out doors (exterior/ interior)**





II. HS (8-12) Renovation/ Addition: Facility Impacts



Replace:

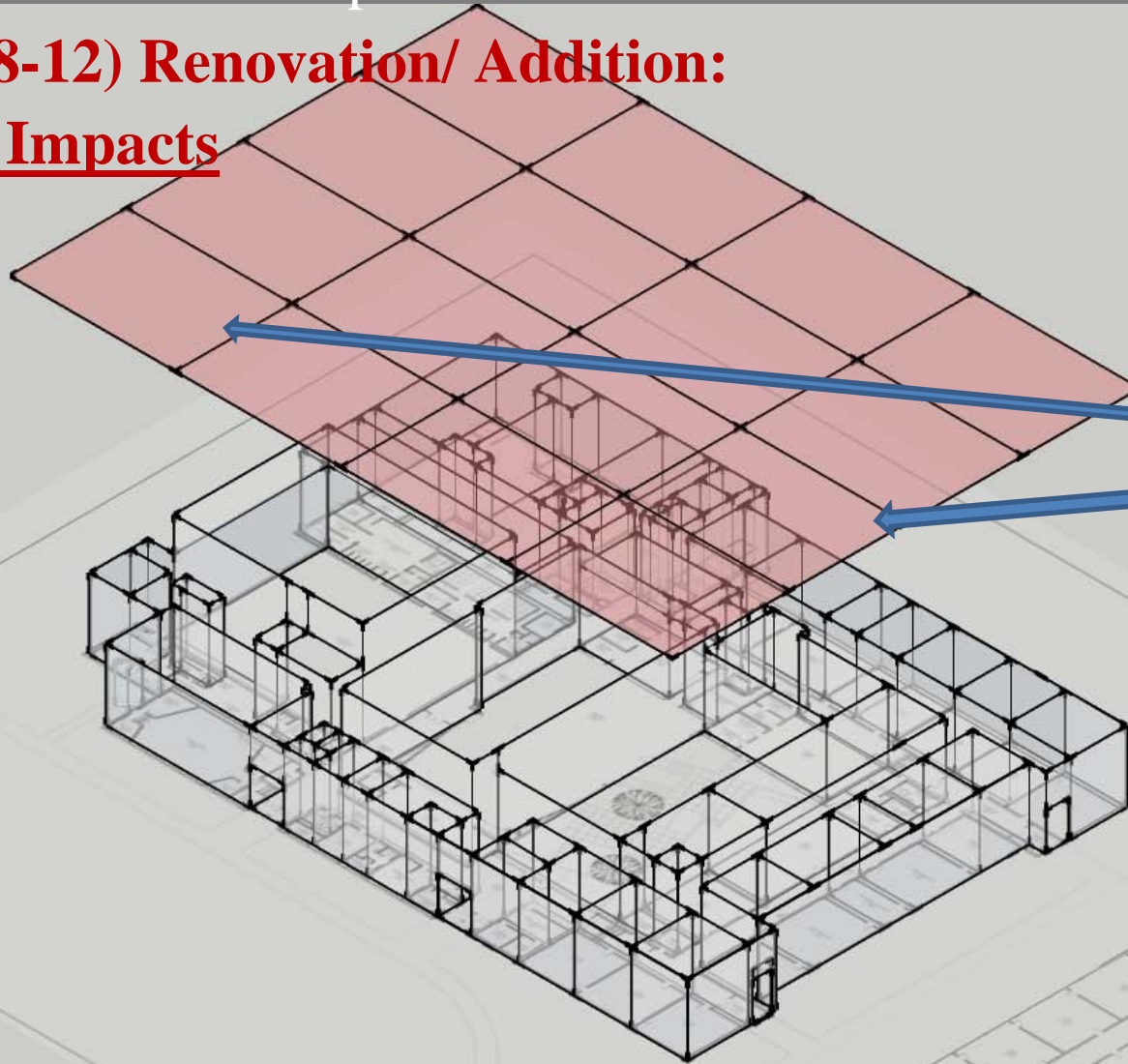
- **Exterior Walls/ Vapor Barrier & Insulation**





Final Alternatives: Option II Issues

II. HS (8-12) Renovation/ Addition: Facility Impacts

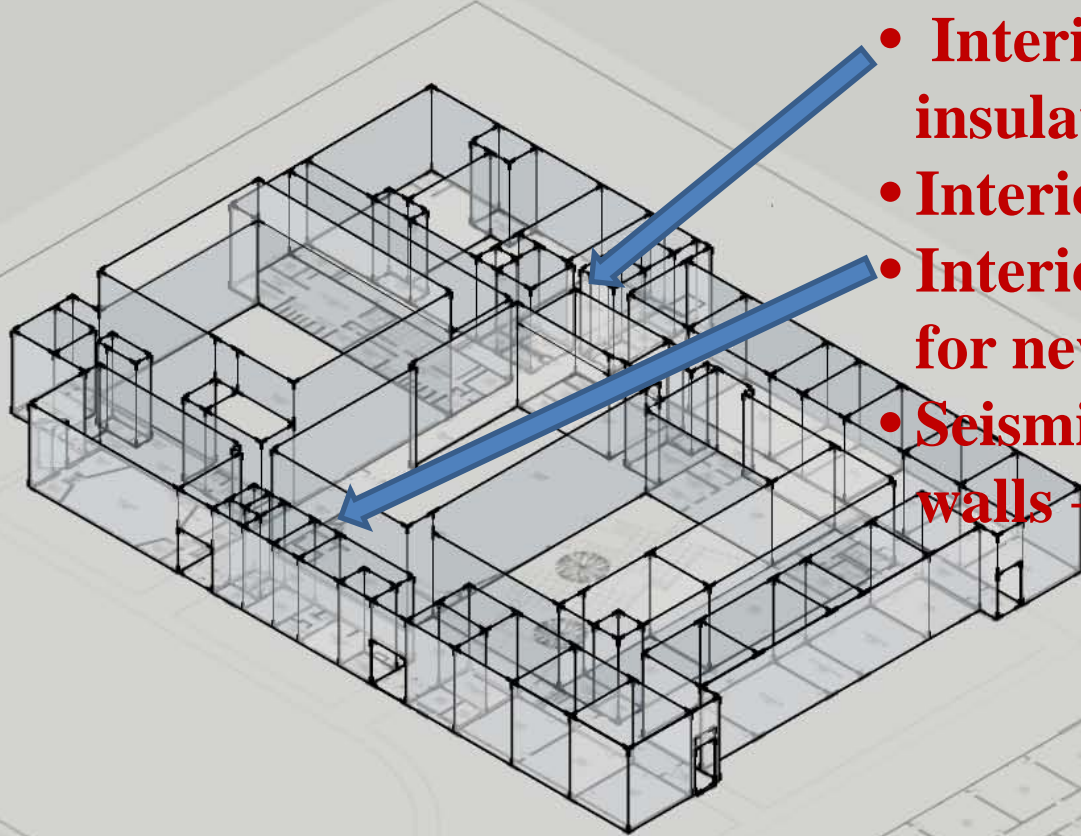


Replace/
Upgrade:
•**Mechanical,
Electrical,
Plumbing, Fire
Protection
Systems – 40%
of the building**
(will include
patching of
ceilings, floors,
walls)





II. HS (8-12) Renovation/ Addition: Facility Impacts



Replace:

- Interior wall insulation
- Interior finishes
- Interior wall relocation for new programs
- Seismic upgrade of walls + structure



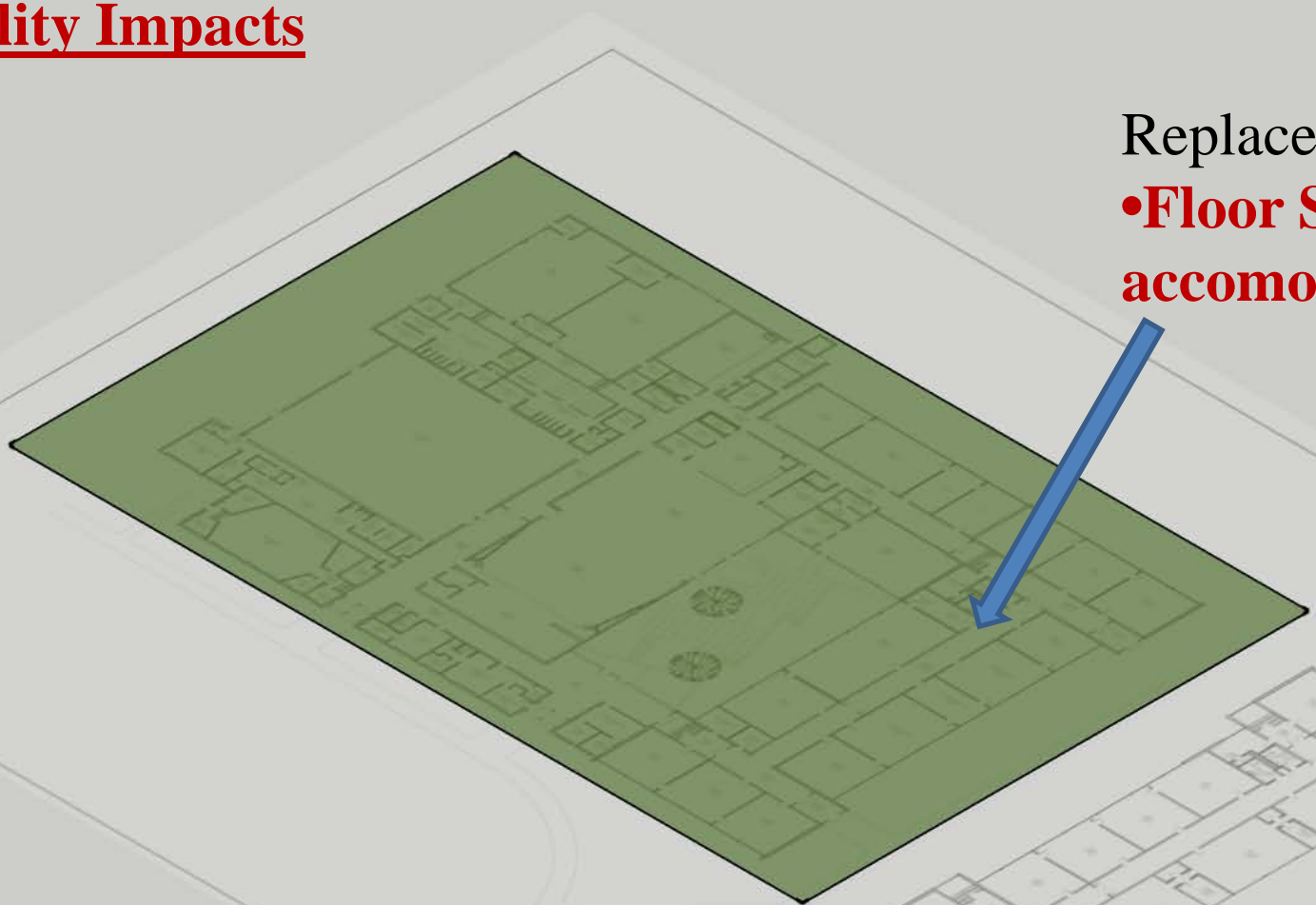


Final Alternatives: Option II Issues

II. HS (8-12) Renovation/ Addition: Facility Impacts

Replace/ Repair:

- **Floor Slab for MEP accomodation**





II. HS (8-12) Renovation/ Addition:
Facility Impacts

**Renovation of
existing building
results in little of the
facility remaining**





II. HS (8-12) Renovation/ Addition: Cost Impacts

- Cost Estimator factored construction contingency 5% (new) and 7.5% (reno/addition):
Reno/Addition \$ = New Construction
- MSBA includes **+5% added** reimbursement for Renovation/Addition projects
- Phasing premium in Reno/Addition needed for longer project duration, reconfiguration during construction to support programs, safety and non- conducive building layout for logical phasing sequence.





OPTION III: HS (8-12) New Construction

- **Educational Impacts:**

- Fully support 21st century education standards
- Reducing Drop-out & Choice-out rates

- **Facility Impacts:**

- Reduces over-crowding at Green Meadow
- Eliminates unknown costs, schedule & safety concerns raised by phased construction and construction on an occupied facility

- **Costing Impacts:**

- No additional costs to build new
- MSBA pays less reimbursement for New Construction
- Costs are controlled during construction





Discussion & Questions

