

MOUNTVIEW MIDDLE SCHOOL



February 11, 2013
Holden Senior Center

Timetable: History

- **November 2008**
Wachusett files Statement of Interest
- **September 2009**
State invites the District to conduct a Feasibility Study
- **October 2010**
School building committee is formed
- **November 2010**
Town meeting approves \$625,000 for Feasibility Study
- **October 2011**
State approves design enrollment of 800

Timetable: Current

- **September 2012**

Committee submits 3 options to State and recommends new building on existing site.

- **November 2012**

State Board approves our recommendation as the best solution and authorizes proceeding to Schematic Design

- **February 14, 2013**

Schematic Design and cost estimates will be filed with State

Timetable: Future

- **April 3, 2013**

Anticipated receipt of State commitment to partially fund and State authorization to seek town approvals

- **April 8, 2013**

Special Town Meeting to approve project

- **April 11, 2013**

Debt-exclusion ballot to exempt funding from Prop 2 1/2

- **Spring 2014**

Construction starts

- **August 2015**

School opens

Why Is This Project Important?

- Overcrowding
- Obsolete and under-sized classrooms and labs
- End-of-life systems
- Energy inefficient
- Hazardous materials

Goal: Eliminate Overcrowding

- Building should be 40% larger just to meet minimum state guidelines for square footage
- Mountview was designed to serve 600 students; 764 students currently attending
- Enrollment studies project population will be 800 for decades to come
- An addition to the existing building is not supported by state since it doesn't solve all problems — COST NOT REIMBURSABLE

Goal: Replace Obsolete Spaces

- Classrooms are too small
- Existing labs are too small, lack basic plumbing, electrical, and gas service, and have no prep rooms
- Music rehearsal room is a converted classroom that disturbs nearby classrooms
- Some rooms have no windows

Goal: Remediate End-of-Life Systems

- **EVERY** major system at Mountview is near, at, or beyond its service life.
 - HVAC/Plumbing
 - Electrical
 - Roof and building envelope
- The existing building requires millions in repairs simply to stay in service—work that won't add any space or functionality.
- Repair costs would be paid 100% by Holden

Goal: Eliminate Inefficiency/Hazards

- Existing building is highly inefficient to operate.
 - Original boiler and heating system
 - Single-pane windows and inadequate insulation and ventilation
 - Lighting and electrical systems antiquated and inadequate for today's technology requirements
- New building will meet highest standards for energy efficiency, including substantial use of solar power.
- Project will eliminate all existing safety and environmental hazards at Mountview.

Feasibility Study

- The two-year \$625,000 effort has meticulously followed MSBA's protocols and regulations.
- During 2011 and 2012, all possibilities were considered; three viable options were fully explored:
 1. Full Renovation and Addition
 2. Build New on New Site
 3. Build New on Existing Site
- Option 3 was recommended because it delivers the best educational solution while providing the greatest long-term value.

State Approval

- The State accepted our recommendation to construct a new building on the existing site.
- The State will reimburse a large portion of the project cost.
 - 52.89% of eligible costs, minimum.
 - Reimbursement rate may increase 3%
 - Green school design = 2%
 - Good maintenance plan = 1%

State Approval

- The State will reimburse about half of the cost, because this solution...
 1. Corrects the existing problems
 2. Conforms to guidelines of the Massachusetts School Building Authority (MSBA)
 3. Reflects and supports the educational program and practices of the school district
 4. Is the best long-term financial value

The Mountview Project



The Mountview Project



Front (South) View



Back (North) View

126,200 square feet

The floor plan shows a large, irregularly shaped building. The central part is a large orange area, likely a hallway or common area. To the left is a large green area labeled 'Gymnasium'. Below the gymnasium is a large green area labeled 'Cafeteria'. To the right of the central orange area are several yellow rooms, including classrooms and a library. There are also several purple rooms, possibly offices or administrative spaces. The building has a complex layout with many small rooms and a large central corridor.

Grades 6, 7, and 8

30 Classrooms

Media center

Science and technology labs

Music and art rooms

Special Ed facilities

The floor plan illustrates the layout of the 6th, 7th, and 8th grade wing. It features a central corridor (orange) that provides access to various rooms. On the left side, there are classrooms (yellow), a media center (green), and science/technology labs (purple). On the right side, there are classrooms (yellow), music/art rooms (orange), and special ed facilities (grey). The plan also shows restrooms, storage rooms, and a central office area.

Next steps...

- **To be submitted to State on Feb. 14:**
 - **Full Schematic Design**
 - Site and building drawings and specifications
 - Supporting data/analysis on site, abutters, neighborhood
 - **Comprehensive Project Budget**
 - Numbers from two independent estimators
 - Breakdown by category, e.g., site work, demolition, FF&E

Next steps...

- **Expected from State on April 3:**
 - **Authorization to seek town approvals**
 - Town meeting authorization to spend
 - Ballot election to exclude from Prop 2-1/2
 - **State commitment to fund project**
 - Dollar value of commitment
 - Based on project budget estimate, reimbursement rate and State determination of what costs will be reimbursed

Next steps...

- **Special Town Meeting on April 8:**

- Make a presentation on the project, the budget and the tax impact
- Discuss project with voters
- Vote to authorize spending for project
 - Language of warrant dictated by the state
 - Contingent on passage of debt exclusion
 - Requires 2/3 voter approval

Next steps...

- **Ballot Election on April 11:**

- Vote to exempt project spending from constraints of Prop 2 ½
 - Simple majority passes question
- Final step of feasibility study – project either concludes or construction phase begins

Project Budget

- Total project budget \$54,301,695
- Estimated reimbursement \$26,482,446
- Estimated reimbursement % 49%
- Holden share \$27,819,249
- Annual cost per average house \$261
 - Average house is \$260,400

Project Budget

- Participation caps that are used by the State to limit their costs drive the difference between State funding of up to 55.89% of eligible costs and 49% of total project
 - 8% cap on site costs
 - \$275/sq cap on construction costs
 - \$2,400/student cap on furniture and fixtures
- Caps apply to all schools, simple rural elementary and complex city high schools

What if the project isn't approved?

"a failed local vote likely will result in the school district being required to submit a new Statement of Interest to the MSBA and await an invitation from the MSBA to enter the Eligibility Period phase of the MSBA's process."

MSBA Policy: Feasibility Study, Section 5.2.4

The Statement of Interest for this project was filed in November, 2008, more than four years ago.

If the project doesn't pass...

- Educational impact
 - Thousands more Holden students will be educated in existing building before another vote can take place
 - Overcrowding persists and will get worse
 - Gap widens between minimum standards and the failing conditions at Mountview
- Financial impact
 - Substantial (>\$10 million) repair bills are looming
 - Energy dollars wasted every year
 - HazMat remediation will be a 100%-cost to town

Right solution at the right time

- Every option was fully considered during a 4-year process
- There is no feasible Plan B and no second chances
- Anything less than this project will not get State funding
- State and professional experts agree that this plan is the most cost-effective solution to meet the educational needs of Holden's children.

Right solution at the right time

- Population studies are clear: we need a building that can accommodate 800 students for decades to come.
- Construction costs are only going up.
- Site-related costs will never be less.
- The building's shortcomings are serious, chronic and will not fix themselves.

Summary

- This proposal is the result of a multi-year, exhaustive study, scrupulous adherence to state regulations and a significant investment (\$625,000) by Holden to find a long-term solution for its middle school.
- State has approved concept, will soon approve schematic designs, and be fully committed to financial support of about 50%
- We have one shot at solving this problem
- Most important, this project solves our educational needs at Mountview for a very long-time

THANK YOU!

DISCUSSION