

June 2017

Agenda

- Review of additional Options
- Review of Comments from the Building Committee from May 2017 meeting
- Next Steps



Option 1D:
Buildings remaining in
operation within the
Town of Norwood

Option 1D

This option constructs a new middle school that removes all fifth grades from the elementary level in the first phase. As a result, kindergarten classes are able to return to all neighborhood elementary schools and over-crowding is eliminated. Willett can operate purely as a pre-k facility, without congestion.

Proposed Grade Levels & Square Footages per School

| | <i>Balch</i> | <i>Callahan</i> | <i>Cleveland</i> | <i>Oldham</i> | <i>Prescott</i> | <i>Willett</i> | <i>Coakley</i> | <i>Savage</i> |
|----------------------------|--------------|-----------------|------------------|---------------|-----------------|----------------|----------------|---------------|
| <i>Proposed Grades</i> | K-4 | K-4 | K-4 | K-4 | K-4 | PK | 5-8 | N/A |
| <i>2027 Students (#)</i> | 293 | 217 | 336 | 205 | 249 | 274 | 1,044 | 0 |
| <i>Existing (sf)</i> | 51,800 | 33,500 | 49,000 | 39,500 | 36,000 | 38,500 | | 122,000 |
| <i>Proposed Add (sf)</i> | | | | | | | | |
| <i>Existing + Add (sf)</i> | | | | | | | | |
| <i>New (sf)</i> | | | | | | | 185,040 | |
| <i>Cap. Repairs (\$)</i> | 6,073,550 | 3,927,875 | 5,745,250 | 4,631,375 | 4,221,000 | 4,514,125 | | 14,304,500 |
| <i>Renovations (\$)</i> | | | | | | | | |
| <i>Additions (\$)</i> | | | | | | | | |
| <i>New Project (\$)</i> | | | | | | | 86,783,760 | |
| <i>Priority Rating</i> | II | II | II | II | II | II | I | II |

Summary of Costs

| | |
|--|----------------------|
| <i>Total Cost Capital Repairs (\$)</i> | 43,417,675 |
| <i>Total Project Cost (\$)</i> | 86,783,760 |
| <i>Total Sum (\$)</i> | \$130,201,435 |



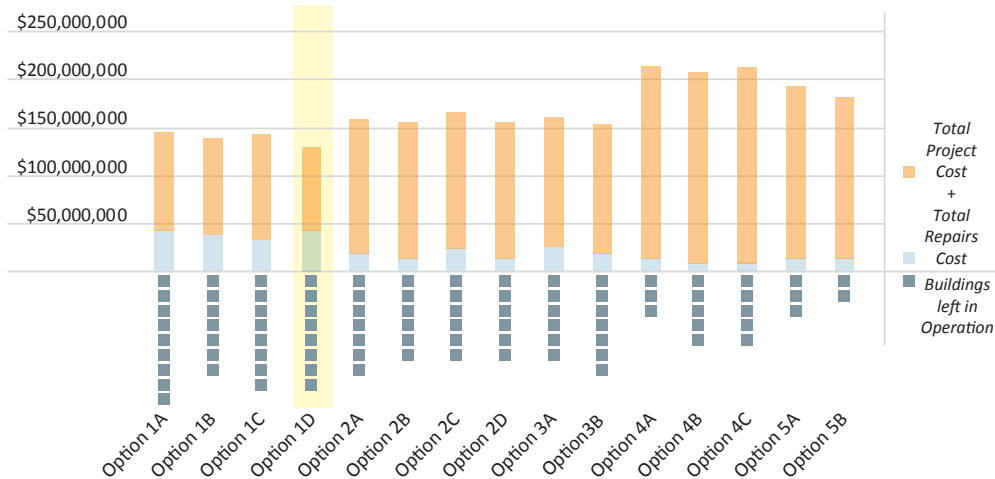


Coakley Middle School

- new construction
- renovations



Compared to Other Options



Advantages

- By constructing a new middle school, the design can be tailored to fit the needs of the community
- By moving grade 5 and eliminating over-crowding, the town is better able to meet the goals of its educational visioning and program
- By moving kindergarten classes to neighborhood elementary schools, the Willett will no longer be over-crowded
- Elementary schools are still easily accessible from any neighborhood
- Single-phase construction with only one MSBA-funded project required

Disadvantages

- The department of Buildings and Grounds will still be responsible for maintaining eight buildings, plus the high school
- Does not plan for the long-term projection of over-crowding in the other community schools

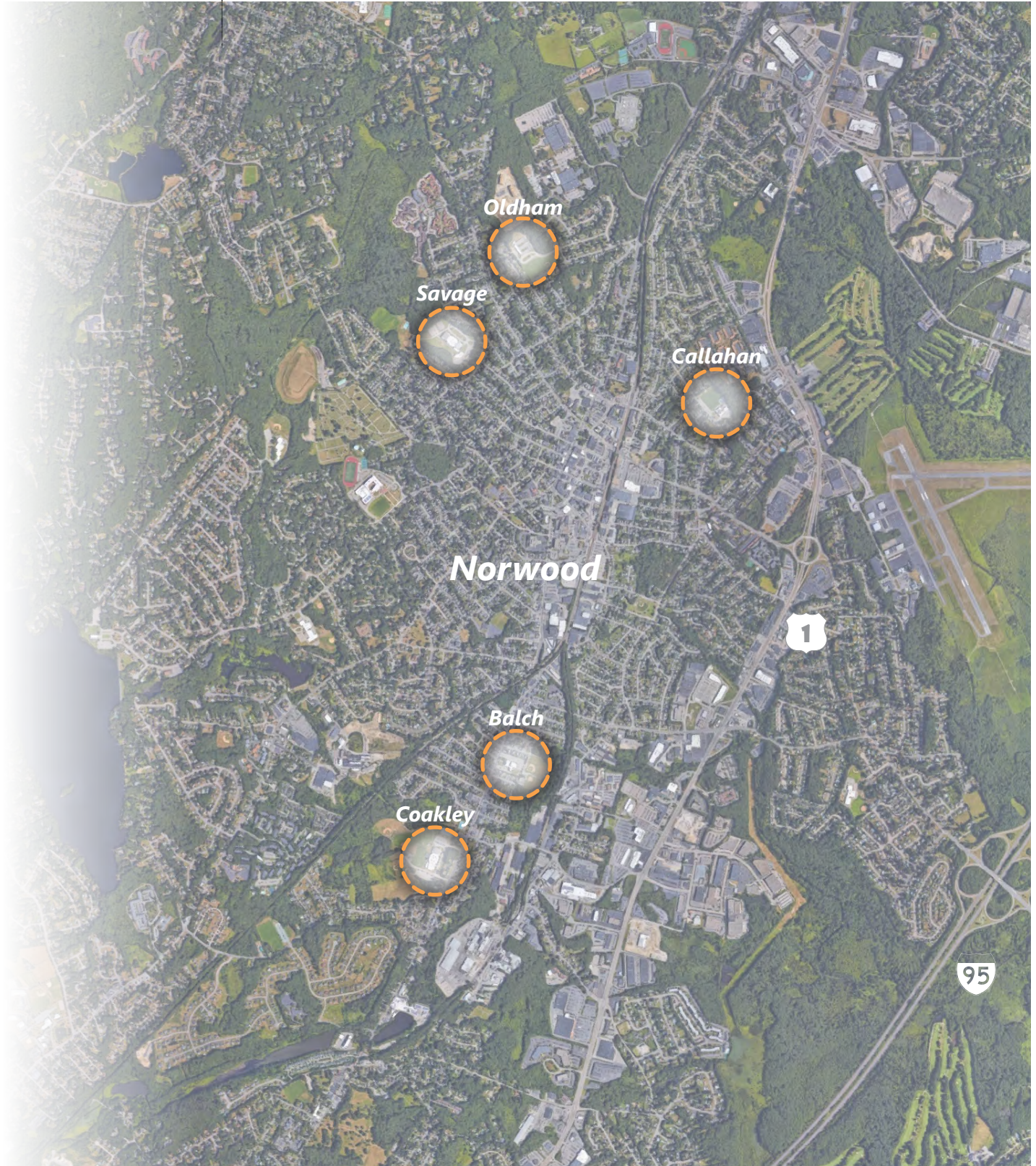
Operatives & Phasing

Phase I = complete 2020

- New middle school on Coakley site for grades 5 to 8
- Re-distribute kindergarten classes to elementary schools

Phase II = ongoing

- Balch, Callahan, Cleveland, Oldham, Prescott, Willett and Savage operate as they are with capital repairs



Option 4C:
Buildings remaining in
operation within the
Town of Norwood

Option 4C

This option reduces the number of buildings in operation as schools. A newly constructed middle school for grades 6-8 is top priority, and two newly constructed early childhood education/elementary schools are planned for as well. The remaining school buildings, Balch and Callahan, can be used instead for the programs leaving the Savage, if so desired.

Proposed Grade Levels & Square Footages per School

| | <i>Balch</i> | <i>Callahan</i> | <i>Cleveland</i> | <i>Oldham</i> | <i>Prescott</i> | <i>Willett</i> | <i>Coakley</i> | <i>Savage</i> |
|----------------------------|--------------|-----------------|------------------|---------------|-----------------|----------------|----------------|---------------|
| <i>Proposed Grades</i> | N/A | N/A | | PK-5 | | | PK - 5 | 6 - 8 |
| <i>2027 Students (#)</i> | 0 | 0 | | 919 | | | 920 | 779 |
| <i>Existing (sf)</i> | 51,800 | 33,500 | | | | | | |
| <i>Proposed Add (sf)</i> | | | | | | | | |
| <i>Existing + Add (sf)</i> | | | | | | | | |
| <i>New (sf)</i> | | | | 138,855 | | | 138,855 | 151,080 |
| <i>Cap. Repairs (\$)</i> | 6,073,550 | 3,927,875 | | | | | | |
| <i>Renovations (\$)</i> | | | | | | | | |
| <i>Additions (\$)</i> | | | | | | | | |
| <i>New Project (\$)</i> | | | | 65,122,995 | | | 65,122,995 | 70,856,520 |
| <i>Priority Rating</i> | IV | IV | | III | | | II | I |

Summary of Costs

| | |
|--|----------------------|
| <i>Total Cost Capital Repairs (\$)</i> | 10,001,425 |
| <i>Total Project Cost (\$)</i> | 201,102,510 |
| <i>Total Sum (\$)</i> | \$211,103,935 |



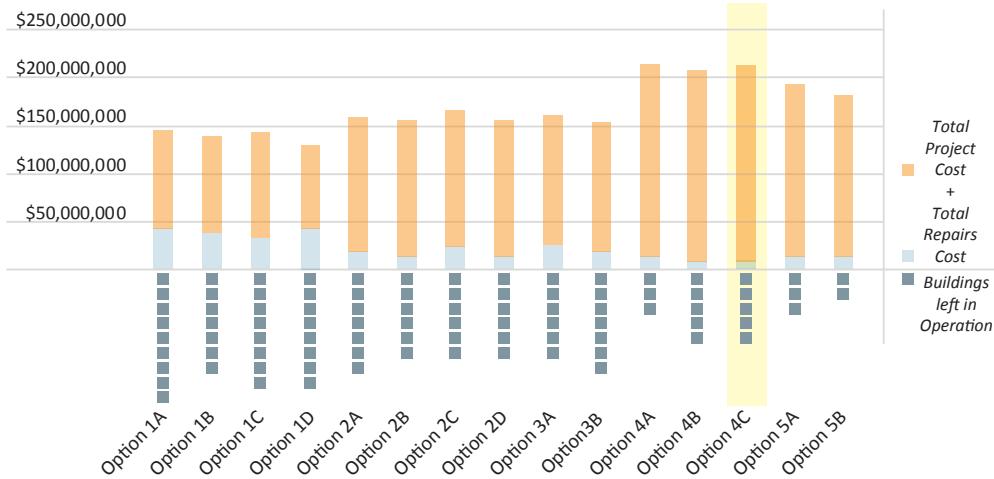


Middle School on Savage Site

- new construction
- renovations



Compared to Other Options



Advantages

- Reduces number of buildings in operation from eight to five
- Completely new middle school resolves inadequacy of existing Coakley school
- By constructing two new combined early education and elementary school buildings, the town is better able to meet the goals of its educational visioning and program
- There would be a pre-k to grade 5 school at both ends of the town
- Community programs at Balch will still engage southern Norwood
- Moving district administration to Callahan will allow the vintage building to continue service while also providing more space than Savage for offices

Disadvantages

- Does not immediately resolve over-crowding issues at the elementary and early education level
- The department of Buildings and Grounds will still be responsible for maintaining five buildings, plus the high school
- High initial cost for demolition and to construct three new schools, all 100,000+ square feet
- Complex phasing required to avoid disruption to students as much as possible
- A new middle school on the Savage site will have to consider the Senior Center

Operatives & Phasing

Phase I = complete 2020

- New middle school on Savage site for grades 6 to 8

Phase II = complete 2023

- New early education/elementary school on Coakley site for grades pre-k to 5
- (+) grades 1 to 5 from Balch, Prescott, and half of Cleveland; close Prescott

Phase III = complete 2026

- New early education/elementary school on Oldham site for grades pre-k to 5
- (+) grades 1 to 5 from Oldham, Callahan, and half of Cleveland
- Close Cleveland, and Willett

Phase IV = ongoing

- Balch and Callahan refurbished for community program use

Norwood Public Schools Long Range Study Committee

Review and Comments on

Ai3 May 2017 Progress Update – Evaluation of Alternatives

On May 25 the Committee met to discuss the preliminary alternative evaluation prepared by Ai3. Our comments represent neither an endorsement nor rejection of any particular alternative, but illustrate some concerns and questions that we have at this time.

General comments applicable to all alternatives

1. There was a concern over splitting PK into multiple buildings. The Committee believes there is value in keeping all the specialists and therapists together in one location.
2. Construction of a new middle school with grades 5-8 has merit. Due to parental concerns possibly the 5th grade can be kept separate from the other students.
3. The operational costs to maintain the system for each alternative should be estimated. While a particular alternative may have a higher construction cost, it is entirely possible that reduced operational/maintenance costs could balance out the higher capital costs.
4. As a town, we will need significant thought on how to repurpose any closed school buildings.
5. There were views expressed that the Prescott School, due to its location at the far end of town and on the other side of the highway, should be retained in some form as an elementary school.
6. Impact on busing costs if one or more schools are eliminated? This is an item that the Superintendent and the School Committee will have to evaluate.
7. Potential savings in SPED costs depending on the amount of consolidation?
8. All options involving a major expansion to the Willett would likely create difficult traffic conditions. There are no easy solutions to ease the flow of traffic.
9. Does the Capital Repairs Approach include HVAC improvements?

10. Any option for the Savage Center will have to evaluate the impact on the Senior Center.

Type 1 Alternatives

1. There was concern over the cost of maintaining such a large number of schools, including operational, administration, and teaching staff considerations.
 - a. *Ai3:* These are Options that satisfy the vote for neighborhood elementary schools and directly address the overcrowding issues by simply building another school to house the surplus. These Options still consider the construction of a new middle school as top priority.
2. The large number of schools with small populations makes it difficult to balance class sizes. In particular, you could see one school with 14 kids per class in a particular grade versus 25 kids per class in a different school.

Type 2 Alternatives

1. In general, this is a significant expenditure to keep this number of schools open.
2. Options 2A, 2B and 2C involve a major expansion to the Cleveland which will represent a significant stress to the building and the neighborhood. There would be a different educational experience in such a larger school here compared to the smaller facilities in other areas of town.
3. Option 2D involves a major expansion to the Willett to almost 1500 kids. On the one hand, this project would solve many problems and only involve two major construction projects. On the other hand, there would be severe stress to the neighborhood particularly traffic due to the limited access. Where would the PK-K go during the construction? Possibly constructing this option at either the Coakley or Savage sites could be more viable.

Type 3 Alternatives

1. These alternatives tend to have a more balanced elementary school population. However, given the previously expressed concern over retaining the Prescott as an elementary school, the PK-K should be located at a different school, possibly the Oldham due to its more central location.
2. For Option 3B, why retain the Savage? The cost of maintaining either the Callahan or Willett for school administration would be lower.
 - a. *Ai3:* For the Options that suggest retaining the Savage, this is essentially because the programs that are currently instated there could continue to operate as they are, with no disturbance. If the Option suggests

closing an existing school building, then the programs at the Savage could move to that location as an alternative.

Type 4 Alternatives

1. High capital cost is a concern.

- a. *Ai3*: Though initial cost is high, maintenance and capital repair costs over time will be less when split between four buildings than they are currently when split between nine.

2. For Option 4A, there is a similar comment for the Willett as in Option 2D. Also, why maintain the Savage for school administration over other locations?

- a. *Ai3*: If Option 4A was to be pursued, more extensive site analysis, including traffic and soils reports, would assist in choosing the right site for the new middle school and PK facilities.

3. Option 4B is among the least costly to operate and most efficient alternatives. However, as previously noted, there is a concern over splitting the PK between two buildings.

- a. *Ai3*: If Option 4B was to be pursued, PK could be in one new PK-4 facility, while the other elementary school is only grades K-4. The advantage of having PK in both elementary schools is to locate the program in both the Northern and Southern ends of town.

Type 5 Alternatives

- 1. The general feeling was although these options are efficient, the buildings would be too big and there would be too many kids at one location. Traffic issues would be significant. How would fields taken out of service be replaced?

Next Steps

Step 1: Communication & Presentation of the Study

The *Feasibility Study and Long Range Plan* for Norwood Public Schools

Step 2: Consider Submittal of MSBA Statement of Interest (SOI)

The Town of Norwood should begin to consider the submittal of an SOI to the MSBA that names the Middle School as a district priority.

Step 3: Submit MSBA Statement of Interest (SOI)

Purpose

- An SOI allows the MSBA to determine “those schools that are most urgent and needy” by identifying a school building’s deficiencies
- An SOI allows a district to partner with the MSBA in an effort to understand a school building’s true deficiencies; Norwood can explore the benefits of a new middle school with either a 5-8 grade configuration or a 6-8 grade configuration.

Filing Period & Process

- The SOI period opens in early January, but a district should only file if it has the ability to fund a project in **the next two years**
- The SOI period closes each April, and decisions of the SOI are generally made by the MSBA in late fall of each year
- Following is a four-step Due Diligence Process by the MSBA for all SOIs:

1. Review SOI submissions for completeness

- A hard copy of the SOI with the required signatures
- A hard copy of the Closed Schools Certification
- Hard copies of the required local vote documentation
- Any supporting materials required to be submitted with the SOI

2. Review SOI submissions & accompanying documents for content

- The MSBA uses 50+ data points in their analysis of SOI applications
- Utilizes a “Needs Survey” that assesses building systems, space utilization, classrooms/core spaces, and technology of the facility

3. Conduct Senior Study visits, if required

- This is a site visit by an MSBA team to review the physical conditions and programmatic experience of the submitted school

4. Recommend SOIs for invitation into the Eligibility Period (see next page)

- The MSBA compares district SOIs selected for review to each other
- Once recommendations from the MSBA CEO, Board of Directors, and Facilities Assessment Subcommittee have been accepted, the district will receive an invitation into the Eligibility Period from the Board of Directors

SOI for Norwood Middle School
(5-8) or (6-8)
grade configurations

Core Program
Replacement of the
entire building

vs.

Accelerated Repair Program
Replacement of
components (roof,
windows, etc.)

MSBA Four-Step Due Diligence Process

Eligibility Period

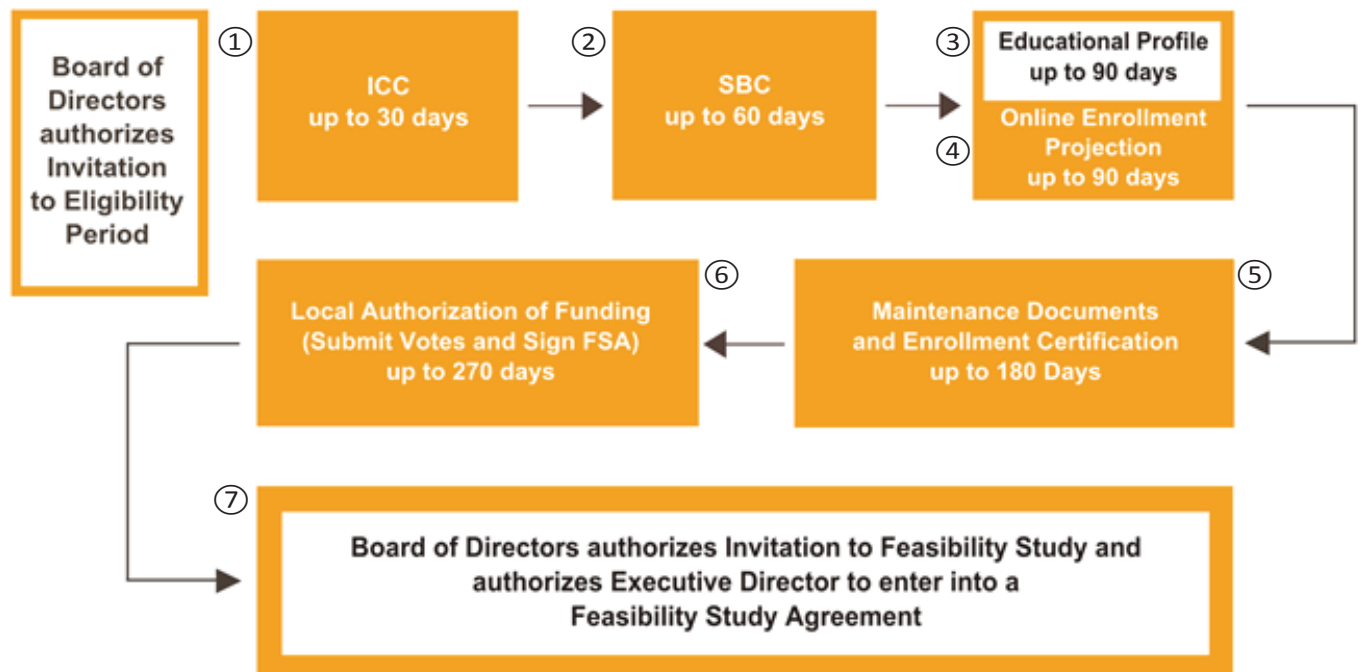
Step 4: MSBA Eligibility Period (Module 1)

The Eligibility Period assists the MSBA with managing its financial resources. Early in the process, it identifies whether a district is ready to manage and fund a capital project.

1. Execute an Initial Compliance Certification (ICC)
 - Proof that the district understands the grant programs rules
2. Form a School Building Committee (SBC)
3. Complete an Educational Profile Questionnaire
 - Helps the MSBA understand the true needs of the district and its goals
4. Summary of District's Existing Maintenance Practices
5. Establish a Design Enrollment
 - Establishes size of proposed new project based on projected needs
6. Confirmation of Community Authorization & Funding to Proceed
7. MSBA Feasibility Study Agreement
 - Establishes a process for the district to be reimbursed for eligible expenses

Eligibility Period

Up to 270 Days



Upon Invite to Eligibility Period, Districts complete defined requirements within the timeframes listed above

Step 5: Community Outreach

Community outreach presentations should occur periodically throughout the Eligibility Period to ensure that the Building and School Committees are acting in the best interest of its community members. The district will be unable to continue participation in an MSBA Core Program without community authorization.