

Massachusetts School Building Authority

Timothy P. Cahill
Chairman, State Treasurer

Katherine P. Craven
Executive Director

November 10, 2009

Elizabeth Hart, Superintendent
Longmeadow Public Schools
127 Grassy Cutter Road
Longmeadow, MA 01106

Re: Longmeadow Public Schools, Longmeadow High School

Dear Superintendent Hart:

Thank you for your response to our initial review of the Longmeadow High School Feasibility Study. We are currently reviewing your November 6th response as well as the supplemental cost information received this morning.

As noted previously, since the MSBA's 2007 senior study, the MSBA and its Consultant have believed that the Longmeadow High School has strong potential for renovation, and the conclusions of your feasibility study have not substantially altered that view. The overall condition of the building is solid and the renovation options outlined in the feasibility study rely heavily on very little retention of the existing spaces with widespread removal of interior masonry walls, thus increasing the cost of the renovations assumed in the study. Renovation alternatives were developed in the feasibility study generating the option for widespread demolition based on the assumption that the MSBA would not approve certain classroom sizes under our minimum guidelines. Please be advised that the MSBA is willing to work flexibly with Longmeadow to preserve existing spaces that are currently meeting your educational program, and have encouraged other districts considering renovations of existing facilities to retain existing spaces in similar circumstances. We believe that the cost comparisons that have been included in the feasibility study still require additional review and substantiation to clearly separate and identify the renovation costs and demonstrate that the renovation option would provide a cost-effective option that would meet Longmeadow's educational program. For the MSBA to gain a clear understanding of the options and how they compare to each other, please make sure that the additional cost information is provided with additional detail clearly presenting the following:

1. All costs associated with the 1971 portion of the facility must be clearly separated from any costs associated with that portion of the facility in which the MSBA may

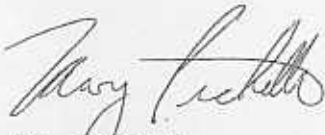
participate. This separate cost should include all costs associated with renovation of the 1971 portion (e.g., phasing, escalation and general conditions, etc).

2. The remaining costs for Options 2A-1 and 2B should then be compared side by side, excluding the 1971 portion of the facility that is proposed to be renovated, and adjusted, as may be necessary, based upon the questions from the MSBA's June 3, 2009 letter.

3. Based upon your responses to our letter, it appears that the renovation options proposed were based upon full replacement or adjustment to all of the existing classroom spaces. Therefore, there is no cost estimate for a renovation option that utilizes existing classroom spaces in the current facility. This factor obviously impacts the cost analysis of new construction versus a renovation option as evidenced by the letter from Foley Buhl Roberts and Associates Inc, as they describe the significant alternation or removal of the existing masonry walls that would be necessary. Please provide a listing of all existing classroom spaces, their associated square footage and the reasons for any adjustments that may be necessary to these classrooms as needed for the educational program. This analysis must include the inventory of spaces, as well as their uses, average class size and current deficiencies in meeting the educational program.

We believe that the decision about whether to renovate the existing facility is a critical next step for the District as well as the MSBA and that further due diligence is required for the MSBA to prepare a recommendation to its Board of Directors. Based on the current uncertainty of the decision to renovate or build a new Longmeadow High School, it appears unlikely that the MSBA will be able to provide the Board of Directors with a conclusive recommendation for a preferred schematic design at the November 18, 2009 Board of Directors meeting. The Executive Director will be briefing several Board members on Thursday on the status of this project, and it would be optimal to have the specific answers to the questions herein available in the hopes of coming to a resolution on the preferred schematic for this project. We are prepared to work diligently with the District in the upcoming month to successfully satisfy the questions and concerns that have been raised so together we can confidently conclude on a preferred alternative. Please feel free to give me a call so we may discuss any questions in this regard and discuss a schedule.

Sincerely yours,



Mary Pichetti
Director of Capital Planning

Cc: Senator Gale Candaras
Representative Brian Ashe

Robert E. Barkett, Chair, Board of Selectmen
Robin Crosbie, Town Manager
Mary Vogel, Chair, School Committee
Robert E. Barkett, Co-Chair, School Building Committee
Christine Swanson, Co-Chair, School Building Committee
Jeff Luxenberg, OPM (Joslin Lesser & Associates, Inc.)
Noah Luskin, OPM (Joslin Lesser & Associates, Inc.)
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