

# Massachusetts School Building Authority

Timothy P. Cahill  
*Chairman, State Treasurer*

Katherine P. Craven  
*Executive Director*

November 19, 2009

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

Re: Longmeadow Public Schools, Longmeadow High School

Dear Superintendent  Hart:

On November 18, the Board of the Massachusetts School Building Authority ("MSBA") voted to approve Longmeadow, as part of its Invitation for Feasibility Study, to proceed into schematic design for the construction of a new, 185,000 square-foot facility to replace the existing Longmeadow High School, subject to certain conditions. The Board also authorized the District to proceed with the development of schematic designs for renovations to the 1971 portion of the existing Longmeadow High School, subject to the condition that all costs associated with such renovations shall be borne by the Town of Longmeadow and shall not be eligible for reimbursement by the Authority. Although the Board voted to authorize schematic design for Longmeadow's preferred alternative, during the Board's discussion, members expressed serious concerns about the options studied, the current conceptual designs, and the cost estimates. In fact, upon further reflection, a Board member contacted me after yesterday's Board meeting about reconsidering the vote for Longmeadow because of concerns that this preferred alternative requires additional scrutiny and review with respect to the educational adjacencies and design. In light of these concerns, it is critical that we have a meeting with Board members, Town officials and the Town's designer, OMR, to further discuss the feasibility study and for OMR to discuss the direction of the design. We will be contacting you soon to schedule this meeting, but in the meantime, I would like to provide you with a summary of the Board's vote.

The Board's vote was subject to a number of conditions, all of which my staff has discussed with you and other District officials previously:

1. The MSBA has completed an enrollment projection utilizing the enrollment questionnaire completed by Longmeadow and has reviewed Longmeadow's existing high school capacity as provided by the District and an updated status of development under construction in the District. As agreed upon by the District, the MSBA enrollment projection supports an enrollment of 1,000 students for a

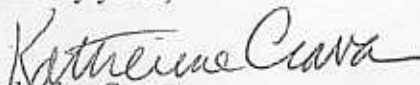
new Longmeadow High School. Designs must be based on an enrollment of no more than 1,000 students.

2. The preferred schematic design for the construction of a new Longmeadow High School must be in full compliance with the 185,000 maximum allowable gross square footage, as determined by the MSBA and in accordance with the MSBA's guidelines for individual spaces.
3. The MSBA shall not participate in any costs associated with the design, repair, renovation, reconstruction or equipping of the 1971 portion of the facility, and all such costs shall be 100% borne by the Town.
4. The preferred schematic design and any resulting project that may be approved by the Board shall not be eligible for any incentive reimbursement points for renovation.
5. The concept layout for the new construction shall be reviewed more fully by the District and its Designer to ensure that the design allows for the flexibility of future expansion, optimizes daylighting, improves circulation and sight lines for the building, and allows direct pathways from the exterior to the spaces typically used by the community. This review should be submitted to the MSBA for further consideration and approval.
6. The MSBA shall continue to review construction costs as the project proceeds forward into schematic design and shall reserve the right to obtain its own, separate cost estimate of a renovation option to compare against the new construction option and to utilize this comparison in establishing a project scope and budget for the potential project.
7. To accompany the materials presented by the District at the November 16<sup>th</sup> meeting, the MSBA requests that the District provide the MSBA with a full and accurate written description and explanation of its vocational technical programs offered within its curriculum and the building space assigned to such program and the availability and use of vocational technical programs in the region.

Please also note that, as discussed at the November 16<sup>th</sup> meeting, schematic design cannot proceed until the MSBA and the District reach agreement on a final educational space summary, and until we have discussed ongoing project communication protocol as we move forward. Again, we will be contacting you soon to schedule a meeting to discuss these issues and the feasibility study.

I look forward to continuing to work with you as the MSBA's new grant program progresses. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

Sincerely yours,

  
Katherine Craven  
Executive Director

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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