

Massachusetts School Building Authority

Timothy P. Cahill
Chairman, State Treasurer

Katherine P. Craven
Executive Director

November 3, 2009

E. Jahn Hart, Superintendent
Longmeadow Public Schools
127 Grassy Gutter Road
Longmeadow, MA 01106

RE: Preliminary Evaluation of Feasibility Study
Longmeadow High School – Longmeadow, MA

Dear Superintendent Hart:

The Massachusetts School Building Authority (the "MSBA") is reviewing the Town of Longmeadow's Feasibility Study submittal dated October 9, 2009, prepared by The Office of Michael Rosenfeld Architects (OMR). As previously discussed, both the Senior Study performed by the MSBA in 2007 and the MSBA's review of the District's previous feasibility study conducted by Kaestle Boos concluded that the existing Longmeadow High School has significant opportunities for renovation. Although our review continues, our initial finding is that we require additional information and justification in order to more fully understand and agree with the District's selection of Option 2B – 80% new construction and 20% renovation – as its preferred alternative.

The MSBA offers the following initial comments and requests clarification and additional information on the following:

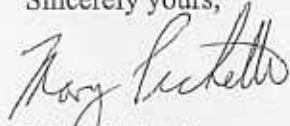
- Although the District's preferred option is a combination of new construction (80%) and renovation (20%), the majority of the space that would be renovated under this option is associated with spaces that are categorically ineligible for MSBA reimbursement (e.g., the pool, administrative office space, maintenance garage, etc.). As such, the MSBA views this option as new construction and therefore would not consider a proposed project for this option as eligible for any of the MSBA's five renovation incentive reimbursement points.
- If we were to proceed with an option that retained these categorically ineligible portions of the building, all costs associated with the renovation of these spaces would need to be clearly defined and separated from those costs that may be eligible for MSBA reimbursement in the project scope and budget agreement for a proposed project.

- Given the location of the High School on the site, the proposed retention of these categorically ineligible spaces appears to have limited the review of other options and potential additions and/or new structures.
- Utilizing the highest square foot construction cost presented in the District's feasibility study, the cost of an 185,000 square foot building (1,000 students x the MSBA allowance of 185 square feet per student) would be approximately \$48,000,000 versus the proposed construction cost of Option 2B of \$63,795,000.
- The District's Statement of Interest for the High School states that the portion of the facility that is to be renovated is in the worst condition. This is also stated in the feasibility study prepared by Kaestle Boos but appears to be contradicted by the more recent feasibility study conducted by OMR.
- The OMR feasibility study does not adequately address the issues of other available sites, siting of new construction options northeast of the existing building (on playing fields) and/or the cost of new construction in accordance with MSBA guidelines and no renovated space.
- Any proposed solution involving new construction must comply with the MSBA's Space Summary Guidelines. As proposed, the gross square footage for new construction in Option 2B exceeds the MSBA's guidelines. The MSBA's specific comments are noted on Attachment 1.
- Please clarify the extent of renovation that is assumed in generating the cost estimates as well as the phasing, escalation and general condition costs. Please also clarify the unit costs utilized for the foundation and shell costs as compared between Option 2A1 and 2B, adjustments to the cost of the structural requirements for seismic design as impacted by recent amendments to Chapter 34.00 of the Massachusetts State Building Code and any cost included as a result of structural fill requirements noted in the geotechnical report.
- As the MSBA Board of Directors has not invited the Town of Longmeadow into its model school program, we have not reviewed your analysis of the applicability of this program as a potential solution for Longmeadow High School.

Staff has completed its review of the District's proposed space summary for Option 2B and offers the comments noted on Attachment 1 for your consideration. This review involved evaluating the extent to which the proposed space summary conformed to the MSBA's guidelines and regulations. Staff is available to discuss, as we mutually strive to determine the most educationally appropriate and cost effective solution to advance into schematic design.

The MSBA looks forward to collaborating with the District as we advance the Longmeadow High School Statement of Interest through the MSBA process. Please feel free to contact Chris Alles (Chris.Alles@MassSchoolBuildings.org) at 617.720.4466 with any questions.

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.)
File *Letters 10.2 (Region 1)*

Attachment 1
Review of proposed space summary – Option 2B

The MSBA's review of Option 2B is that the majority of the renovation square footage includes spaces that are ineligible for MSBA reimbursement. The District should revise the space summary to remove all ineligible spaces such as the pool, the central office and maintenance garage. When the ineligible spaces are removed from the square footage, the new construction portion of Option 2B totals 188,000 square feet, which exceeds MSBA guidelines.

The MSBA considers it critical that Districts and their Designers aggressively pursue design strategies to achieve compliance with MSBA guidelines for all proposed projects in the MSBA's new grant program and strive to meet the gross square footage allowed per student and the core classroom space standards, as outlined in the guidelines.

The MSBA review comments are as follows:

Academic Classroom space - Includes general classrooms, small project classrooms, science classrooms, laboratories and preparation space, and chemical storage space. This category also includes spaces associated with art, music, and vocational/technical curriculum.

- **General Classrooms** - The District is proposing to administer their existing program in newly constructed spaces that exceed MSBA guidelines by 6,680 net square feet. This includes Teacher Center and Department Chair spaces which account for over 4,000 of the 6,680 net square feet. The Department Chair spaces should be relocated to the Administration category of the space summary, and the use of Teacher Centers should be further reviewed given the square footage in this category.
- **Art/ Music** – The District is proposing to administer their existing art and music program in newly constructed spaces that exceed MSBA guidelines by 5,250 net square feet. Please note that Department Chair spaces noted in this section should be relocated to the Administration category of the space summary. The District should provide clarification as to the need for this excess space.
- **Vocations & Technology** – The District proposes to administer their existing vocation and technology program while retaining/ renovating the existing spaces. The proposed net square footage is 3,875 below the MSBA guidelines.

Special Education Space – The MSBA is committed to supporting special education programs. MSBA staff notes that the District's preferred option, Option 2B, proposes to provide newly constructed spaces that are approximately 3,800 net square feet below MSBA guidelines. Further, the proposed spaces are approximately 865 net square feet below the existing conditions.

The District must obtain approval from the Commissioner of Education ensuring that the Town is in compliance with Chapter 71B of the Massachusetts General Laws for the delivery of its special education program, as a requirement of G.L. c. 70B and the Project Funding Agreement with the MSBA. The MSBA will consider recommendations from the Department

of Elementary and Secondary Education (DESE) required to obtain this approval separately. Please provide the necessary information as required by the MSBA's DESE submittal procedures.

Academic Non-classroom Space – Includes cafeteria, health and physical education, library and media center, and auditorium and drama.

- **Physical Education Spaces and Gymnasium** – The District proposes to provide newly constructed spaces that exceed MSBA guidelines by 19,225 net square feet which includes 12,945 net square feet of existing pool and associated spaces. In addition to removing the pool, the District should revise the space summary to include a gymnasium and associated spaces that do not exceed MSBA guidelines and reduce the sizes, eliminate, or re-work small office type spaces not reflected in MSBA guidelines. The Health classroom should be moved into the core academic category.
- **Media Center** – The District proposes to retain/renovate existing spaces and meet MSBA guidelines.
- **Cafeteria/ Dining** – The District proposes to provide newly constructed spaces and provide a cafeteria that exceeds MSBA guidelines by 1,000 net square feet. The District should revise the space summary to provide a space in accordance with MSBA guidelines.
- **Auditorium/Drama** – The District proposes to provide newly constructed spaces that exceed MSBA guidelines by 650 net square feet. The District should revise the space summary to provide spaces in accordance with MSBA guidelines.

Non-academic Space – (includes the kitchen, staff lunch room, medical, administration and guidance, custodial, maintenance, and storage areas.)

- **Kitchen and Staff Lunch Room** – The District proposes to provide newly constructed spaces and meet MSBA guidelines.
- **Medical** – The district proposes to provide newly constructed spaces and meet the MSBA guidelines.
- **Administration and Guidance** – The District proposes to provide newly constructed spaces that exceed MSBA guidelines by 770 net square feet. The District should revise the space summary to provide spaces in accordance with MSBA guidelines. The relocation of the Department Chair spaces from the academic classroom space will increase this. The District should review the need for these areas and reduce the sizes or eliminate space spaces to meet MSBA guidelines.
- **Custodial, Maintenance, and Storage** – The District proposes to provide newly constructed spaces that exceed the MSBA guidelines by 2,100 net square feet, which accounts for the square footage proposed to incorporate maintenance garage spaces. The Maintenance Garage space is ineligible for reimbursement by the MSBA and should be removed from the space summary and/or relocated to the "other" category.

Spaces Listed as 'Other' (School Central Offices and LCTV spaces)

School Central Offices, LCTV Spaces – The District proposes to incorporate 6,226 net square feet into the renovation project. It is unclear if these are existing spaces or newly constructed spaces. The MSBA will not reimburse for any costs associated with the renovation or construction of Central Offices and 'Other' spaces, and these costs should be broken-out separately in cost estimates moving forward.

Please note that as the proposed project moves forward into subsequent phases, the Designer will be required to confirm in writing, with each submission, that the design is still in accordance with MSBA guidelines, and that they have not deviated from the allowable gross square footage and educational program submitted in the schematic design.