



Our **vision** is to provide high-quality educational opportunities that inspire a community of learners

WELLNESS • EQUITY • ENGAGEMENT

Our **mission** is to develop engaged, well-balanced learners through collaborative, caring relationships

Article 1

Acton-Boxborough Regional School District Building Project: Feasibility Study, Preliminary Design and Owner's Project Manager Funds

Boxborough
Special Town Meeting
December 4, 2017



Douglas School Video Tour



What Are We Asking For?

- Vote whether to appropriate funds for the feasibility study, designer services and an owner's project manager
- Total Cost = **\$1.3M**
- MSBA will reimburse **45.3%** of these costs = **\$590,000**
- Acton-Boxborough Regional School District is responsible for **\$710,000**
- Money will come from the district's E&D reserves fund
- Tonight's Vote ***will not*** increase costs/taxes to either town

Engaged in Two-Year Master Planning Process

Phase 1 2015-2016

- Completed review of all 8 school facilities
- Developed Capital Improvement plan
- Identified Douglas, Gates, Conant in need of renovation/replacement and overcrowded

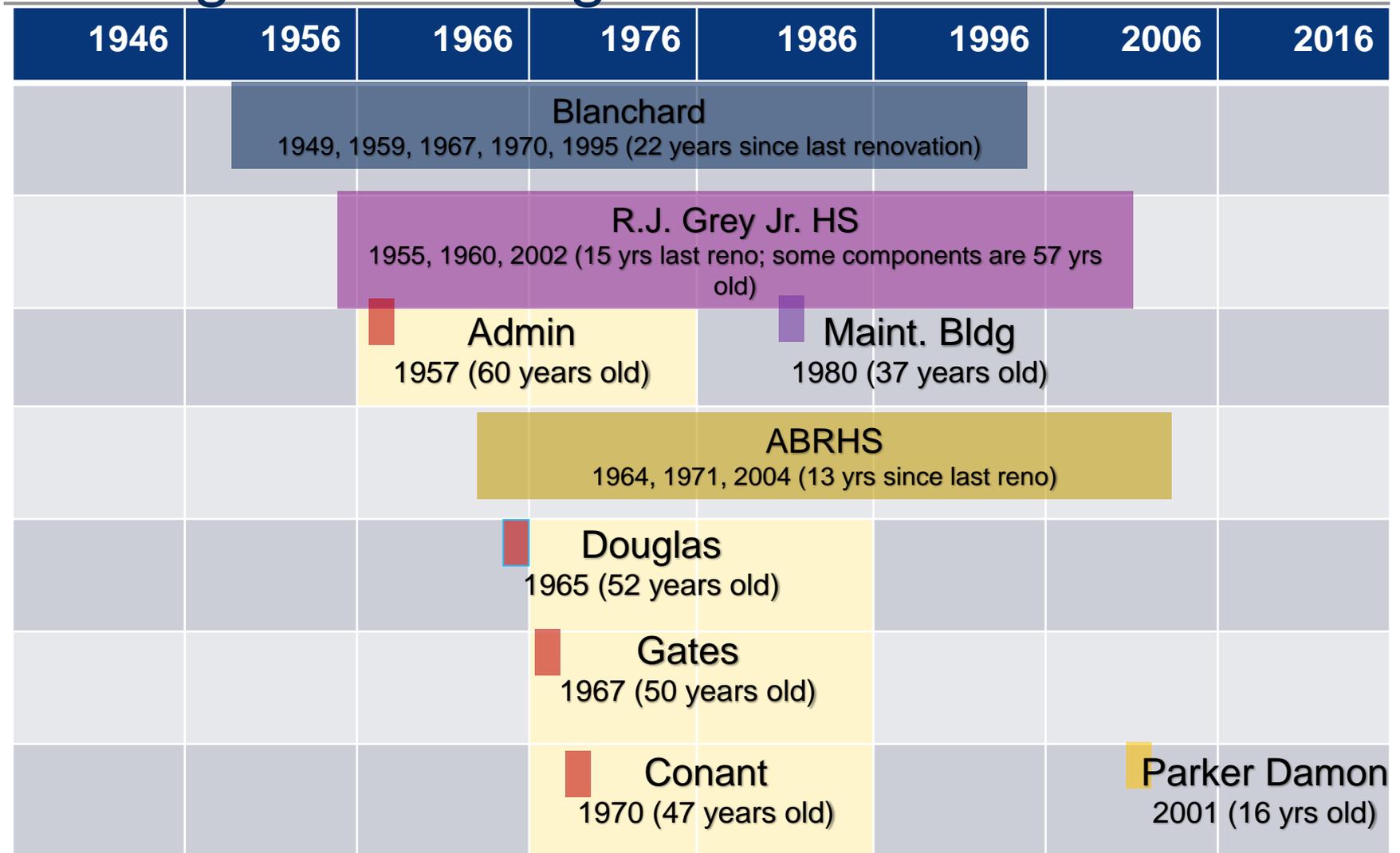
Phase 2 Feb 2016 - Dec 2016

- Conducted Educational Visioning – 80 stakeholders
- Identified 7 possible building project options
- Held 12 Forums, focus groups, surveys, review

Option review and recommendations 2017

- Invited into Formal MSBA Process
- Established Building Committee
- Identified Preferred Option

Age of Buildings and Renovations



Douglas Space & Facilities

- Built in 1965; roof replaced but otherwise no major renovations
- Two story building – not accessible
Students & staff in wheelchairs & equipment on wheels have to go outside, around building to change floors
- Modularity has aged out and need to come off-line or be replaced soon - \$1.5M to \$2M to replace not included in project costs
- Capacity=270 students – Need space for 500-550 students
 - Have 20 classrooms; Need 21-24 K-6 classrooms + 6 additional classrooms for Special Ed, Art, Music
 - Has no small group instructional spaces



Gates/Conant Space and Facilities

- Built in 1967 (Gates) and 1970 (Conant)
No major renovations
- Each has 3 - 4 large special education programs in one open classroom
- Capacity= 300 students each – Need space for 500-550
 - Have 20 classrooms; Need 21-24 K-6 classrooms + 6 additional classrooms for Special Ed; Art & Music
 - No small group instructional spaces
 - Each currently serving 55-60 English Learners in small offices & hallways



Early Childhood Program

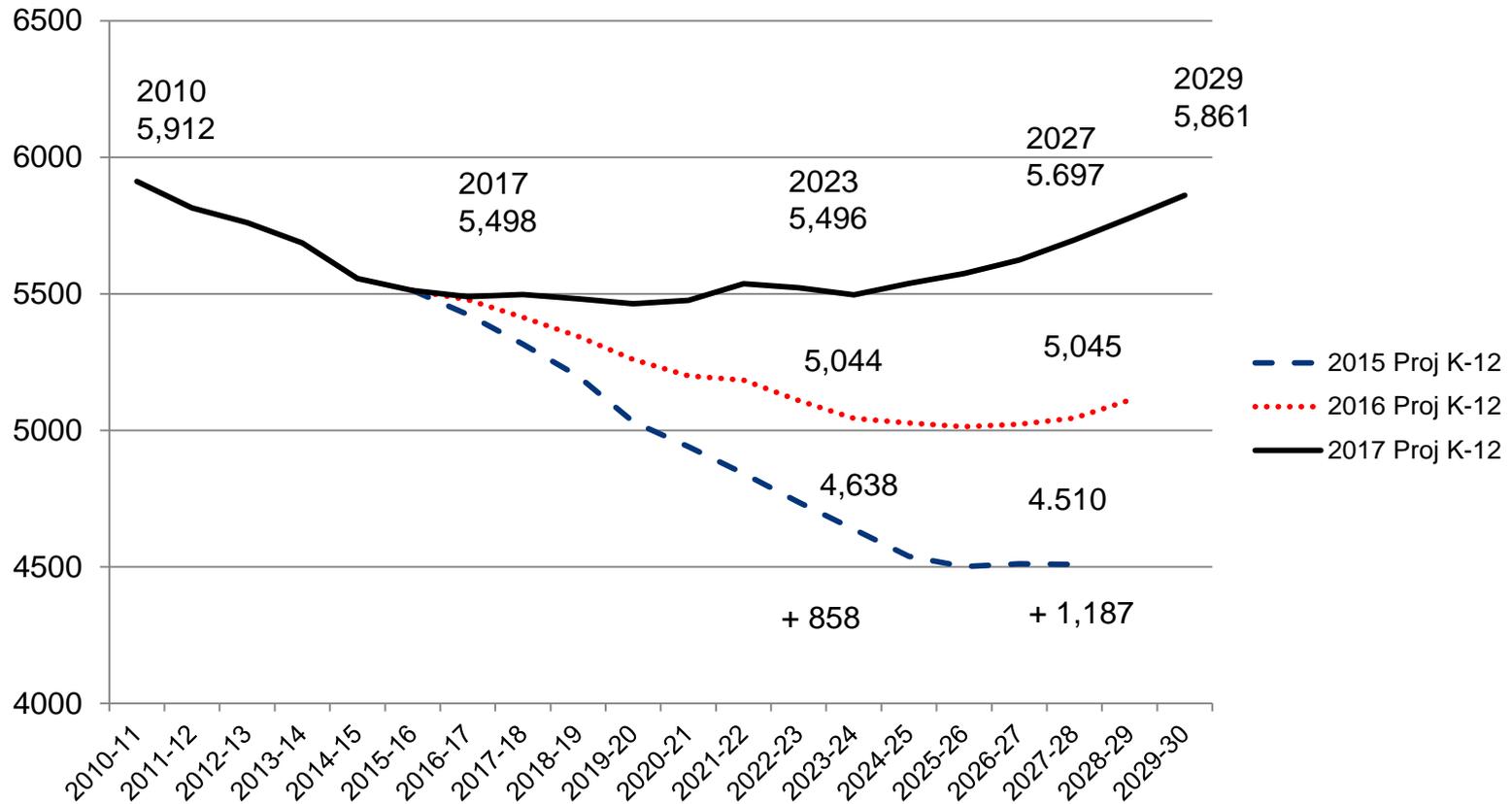


- Required program to serve special ed students ages 3-5 plus tuition students
- Currently have 115 student in 5 classrooms in Acton and 2 classrooms in Boxborough
- The Acton classrooms are in the Administration Building built in 1957 – formerly Merriam School; Merriam vacated to move to the new twin school in 2002
- Not accessible; some classrooms downstairs. No other students or programs. No access to art, music or P.E.

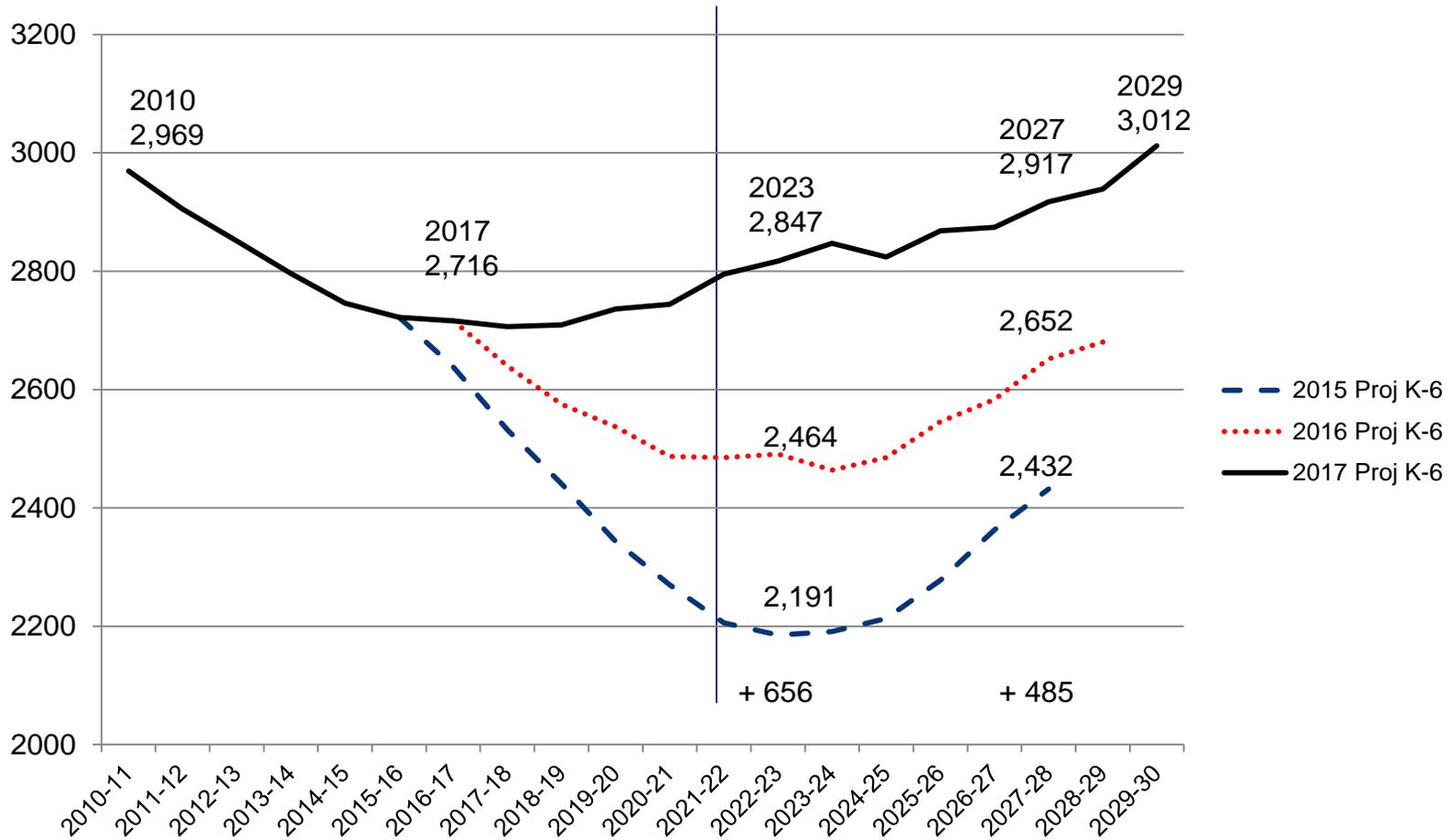
Square Footage and Capacity

	Sq Ft	Capacity	2017-18 Enrollment	Over/(Under) Capacity
Douglas	48k	270	427	157
Gates	55k	300	402	102
Conant	55k	307	442	135
Blanchard	71k	434	448	14
Merriam	70k	483	499	16
McCarthy-Twne	70k	483	487	4
Total	369k	2,277	2,705	428

K-12 Enrollment – Changes Since 2015



Elementary Enrollment – Changes since 2015



Demographic Changes

- 280 English Learners – need space to work with small groups
- Classrooms to keep high needs students in-district
- Need small group spaces for
Speech/Language, Occupational Therapy, Physical Therapy, Reading Support, Counseling, Psychology
- 10% of our students are economically disadvantaged
- Working families need before and after school care

What will the \$1.3M be used for?

- **Owner's Project Manager**
 - Represents the district throughout the process

- **Preliminary Design – Architectural Fees**
 - Schematic design of the new school and site detailed cost estimate
 - Used for final project agreement with MSBA for reimbursement

- **Feasibility Study**
 - Detailed site-civil analysis
 - Wetlands delineation
 - Traffic studies
 - Site contingency

- **Any unused funds can be rolled into project**

Preferred Option

- A Twin School for two PreK-6 Elementary Schools
- The Gates and Douglas property would be treated as a campus
 - School would be built on the Gates site
 - Parking and playgrounds would be built on the Douglas site
 - A new walkable/plowable bridge would connect the two sites
 - Construction can take place while school is in session
- The Gates property is the likely site; We will explore Conant or other possible sites as needed

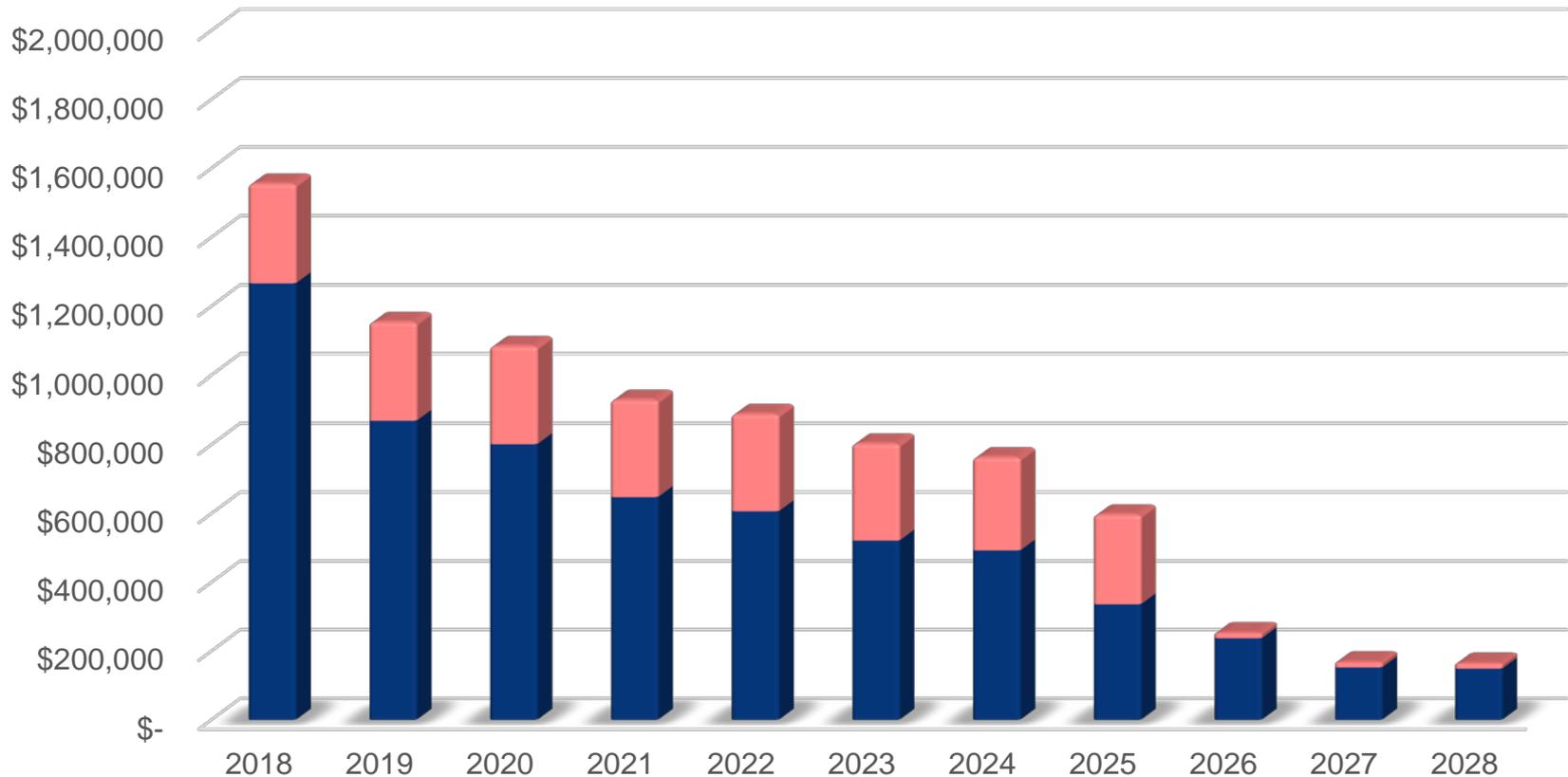
Estimated Project Cost

- Dore and Whittier Estimated Cost: **\$100M - \$120M**
- MSBA Reimbursement 40% - 45% **\$40M - \$54M**
- Estimated AB Share **\$55M - \$72M**
- Estimated Acton Share*: **\$45M - \$60M**
- Estimated Boxborough Share*: **\$10M - \$12M**

*The AB Regional Agreement specifies that Acton and Boxborough each pay a share proportional to the number of students enrolled in the district from each town. Currently enrollment is approximately 85% Acton and 15% Boxborough

Current Debt Service – Boxborough

Town Debt (blue) Plus Share of AB Debt (light red)



Anticipated borrowing for new project 2023

New Building vs Repairs

	New Twin Building	Repairs and ADA Compliance
Total Cost	\$ 110,000,000	\$ 39,000,000
Estimated MSBA Reimbursement (45%)	\$ 49,500,000	\$ -
Net Cost	\$ 60,500,000	\$ 39,000,000
Boxborough Share	\$ 9,075,000	\$ 5,850,000
Acton Share	\$ 51,425,000	\$ 33,150,000
Approximate Life Span	50 Years	10 Years
	Addresses Deficiencies	Addresses Deficiencies
	Addresses Space Needs	Does Not Address Space Needs

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Please Support the Feasibility Study, Preliminary Design and Owner's Project Manager Funds

