



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

School Building Project Presentation

Fall 2017



School Building Project

- Dec 4 Town Meetings in Acton and Boxborough to request funds for a feasibility study for a school building project
- Two-year Master Planning process resulted in a recommendation to build a twin school to replace two elementary schools and the Acton preschool
- AB has been was one of 17 projects invited into the state eligibility period for a school building project to include the Douglas elementary school (out of 87 applicants)
- Presentation will review process to date, facility and space needs, timelines, and cost estimates

ABRSD **3**

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

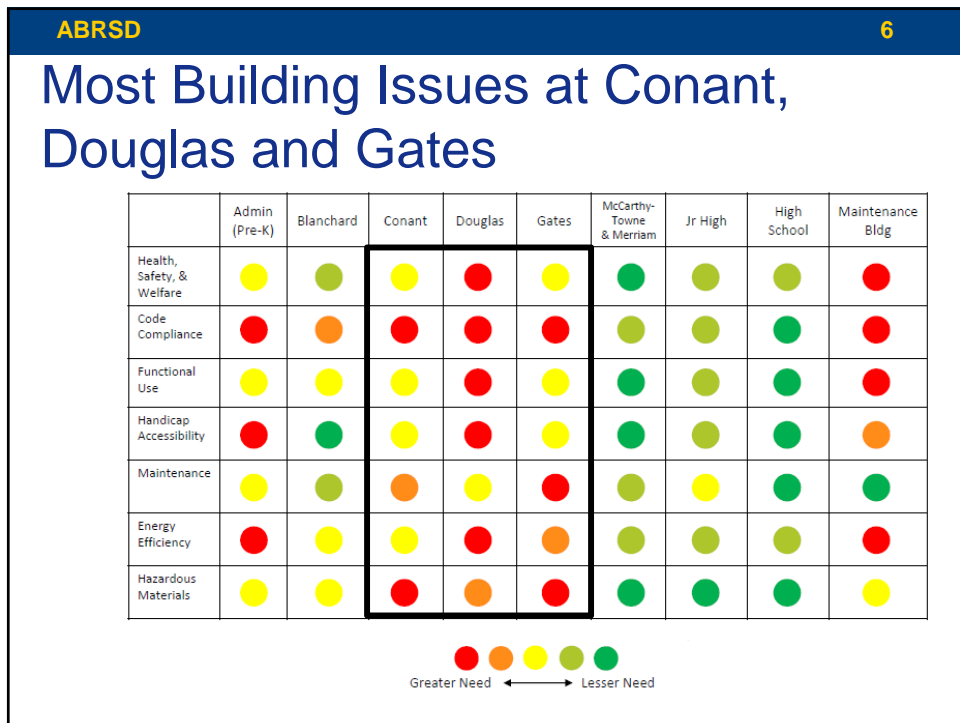
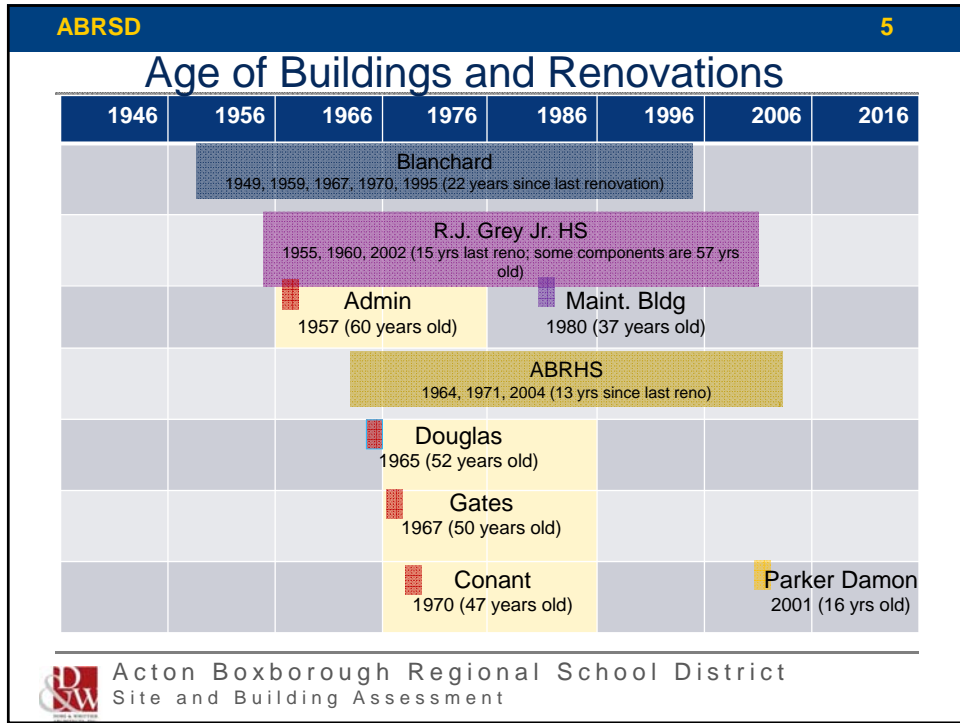
Option review and recommendations 2017

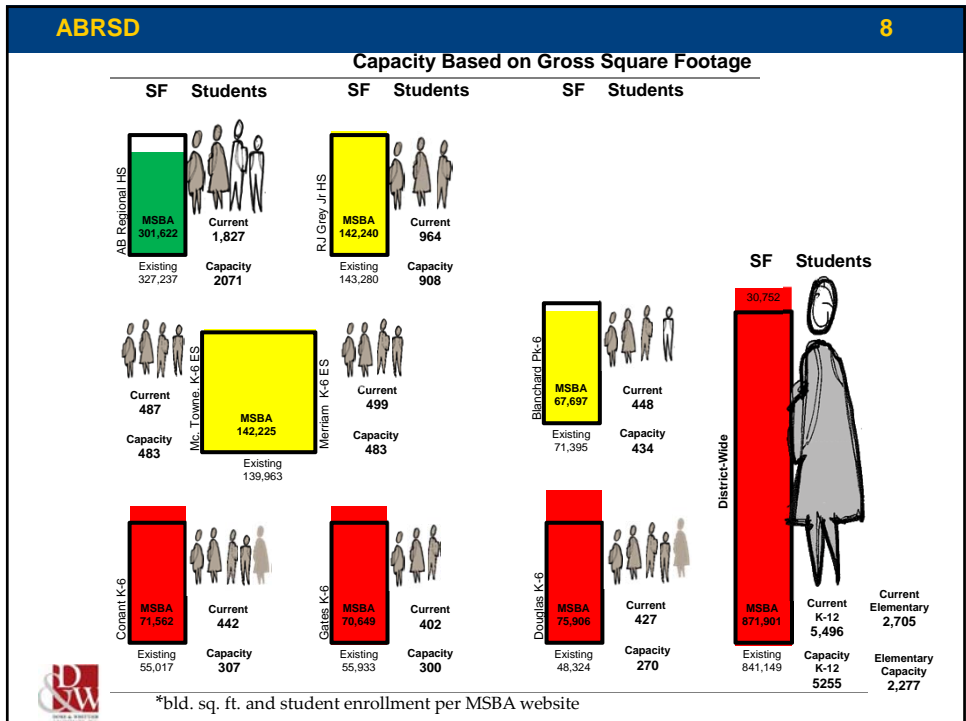
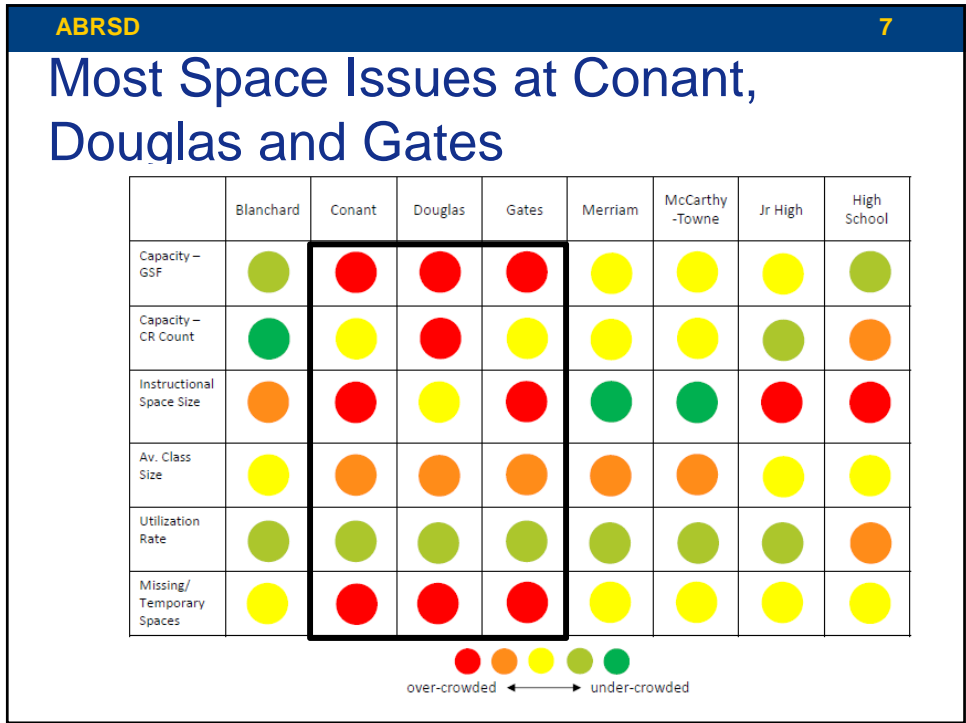
- Invited into Formal MSBA Process
- Established Building Committee
- Identified Preferred Option

ABRSD **4**

School Buildings Evaluated

 R.J. Grey Jr. High School	 Parker Damon	 Blanchard
 Acton-Boxborough Regional High School	 Admin Building	 Conant
	 Gates	 Douglas





ABRSD		9			
<h2>Enrollment Update</h2>					
	2014-15	2015-16	2016-17	2017-18	
K Proj	317	312	286	298	
K Actual	321	299	330	353	
Over Proj	+4	-13	+44	+55	
Housing Sales Acton	310	400	514	326 (Jan-Sept)	
Housing Sales Boxborough	85	114	116	101 (Jan-Sept)	

ABRSD		10	
<h2>Douglas Space and Facilities Issues</h2>			
<ul style="list-style-type: none"> 5 Modulars/Temporary Classrooms <ul style="list-style-type: none"> “New” double modular is 11 years old 3 old modulars are 21 years old Would cost \$1.5M - \$2M to replace – not included in building project estimates 			
<p>Modular A 5 Separate Programs Three Special Ed Learning Centers, English Learners and Writing Support</p> <p>Students need to walk through the cafeteria to get to the modular</p>	<p>Modular B Art Classroom Need to carry materials out of the modular down the hall to the sink to clean them</p>	<p>Modular D Library</p>	<p>Modular E Breakout space for library Extended Day</p>
<p>Modular C Music Classroom</p>			

ABRSD

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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 have 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 450-500 students
Has 18 classrooms – Need 21 K-6 classrooms, 4 Special Ed, Art, Music; Has no small group instructional spaces

ABRSD

12

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 450-500
Have 20 classrooms Need 21 K-6 classrooms; 4 Special Ed; Art & Music; No small group instructional spaces
- Each currently serving 55-60 English Learners in small groups in small offices

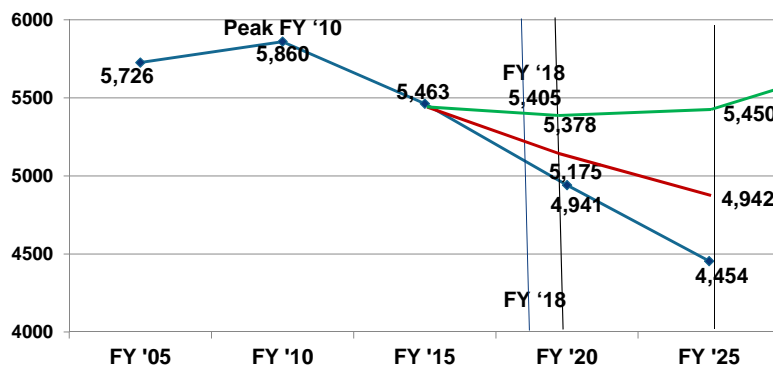


Early Childhood Program

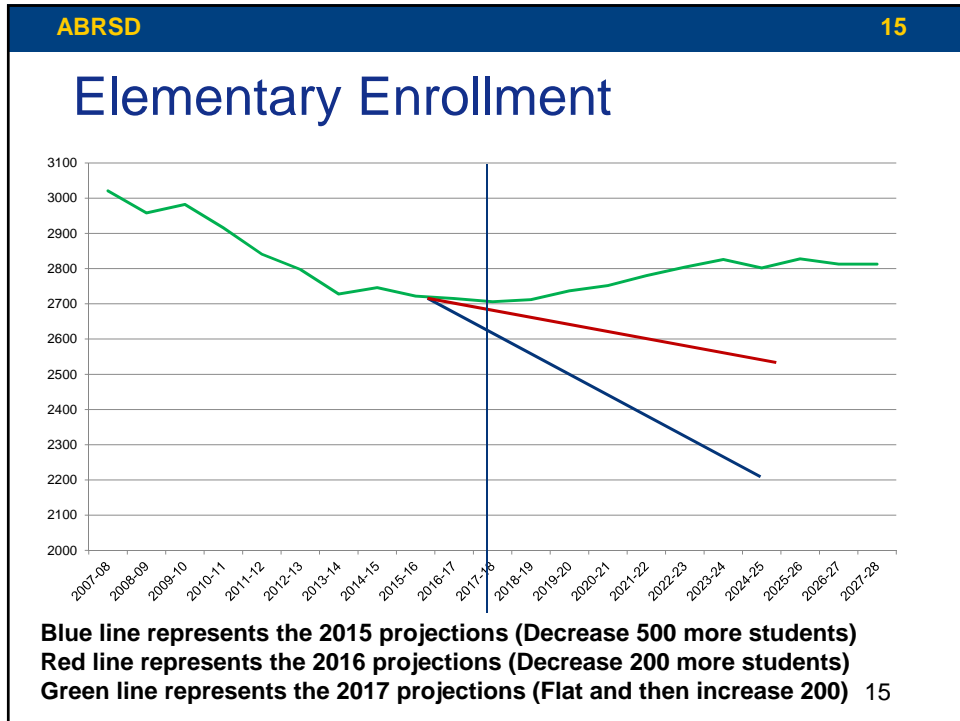


- Required program to serve special ed students ages 3-5 plus tuition students
- Currently have 115 student in 5 classrooms in Acton and 2 classrooms in Boxborough
- The Acton classrooms are in the Administration Building built in 1957 – formerly Merriam School; Merriam vacated to move to the new twin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

Acton-Boxborough Regional School District
K-12 Enrollment FY '05 - FY '25



Blue line represents the 2015 projections (Decrease 1,000 students)
 Red line represents the 2016 projections (Decrease 500 students)
 Green line represents the 2017 projections (Flat and then increase 100)



ABRSD **16**

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

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

Preferred Option

- A twin school for two PreK-6 elementary schools
- The Gates property is the likely site; We will explore Conant or other possible sites as needed
- 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 better walkable bridge would connect the two sites
 - Construction can take place while school is in session
 - Once complete, Douglas and Gates would be torn down for parking and playgrounds
- Douglas would move into one side of the new school, and Gates would move into the other side

Project Description

- Each school would have enough classrooms to support 3 classrooms at each grade level including:
 - 21 K-6 Classrooms
 - Art and Music Classrooms
 - Special Education Classrooms
 - Small group instructional spaces (English language, reading, counseling, speech and language, OT/PT)

- 8 preschool classrooms would be built with support services for preschool special education students such as speech and language, occupational, and physical therapy

- Preschool students would also have access to art, music, and physical education in the elementary schools

Twin School on Gates Property

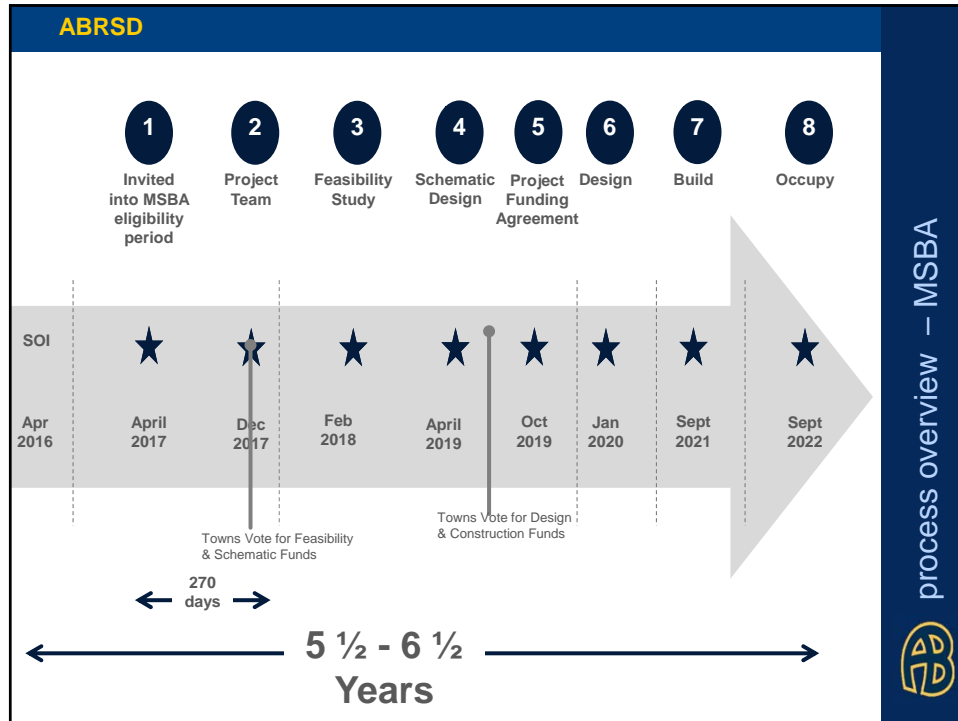


Benefits of a new school

- Provides space for overflow from all schools
- Gates and Douglas could grow back to three-section schools
- Appropriate educational spaces – English learners, special education, art, music, library, etc.
- Would not need to spend money to replace old modular or make repairs
- Takes advantage of state reimbursement and low interest rates

Additional Capital Planning

- MSBA will only reimburse one project at a time. This allows us to solve the issues of two elementary schools and the preschool with one approved reimbursable project (the Douglas “Statement of Interest”)
- District can submit request for Conant renovation/ replacement when this project is complete
- District will continue to complete capital projects from Capital Improvement Plan for Blanchard, Merriam, McCarthy-Towne, Jr. High and High School; \$14 million in capital projects identified to be completed over the next 5-7 years



ABRSD 24

December 4 Town Meetings

- Vote whether to approve funds for the feasibility study, designer services and an owner’s project manager (OPM)
- Cost = \$1.3M
- MSBA will reimburse 45.3% of these costs = \$590,000
- Acton-Boxborough is responsible for \$710,000
- Money will come from the district’s E&D reserves fund; This is similar to a town’s free cash and will not increase costs/taxes to either town

What will the \$1.3M be used for?

- Site-Civil Analysis
 - Wetlands and boundaries
 - Ledge
 - Traffic

- Architectural Fees
 - Schematic design of the new school and site
 - Detailed cost estimate – used for final project agreement with MSBA for reimbursement

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

- Any unused funds can be rolled into project

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

ABRSD **27**

How much would it cost to just repair the buildings?

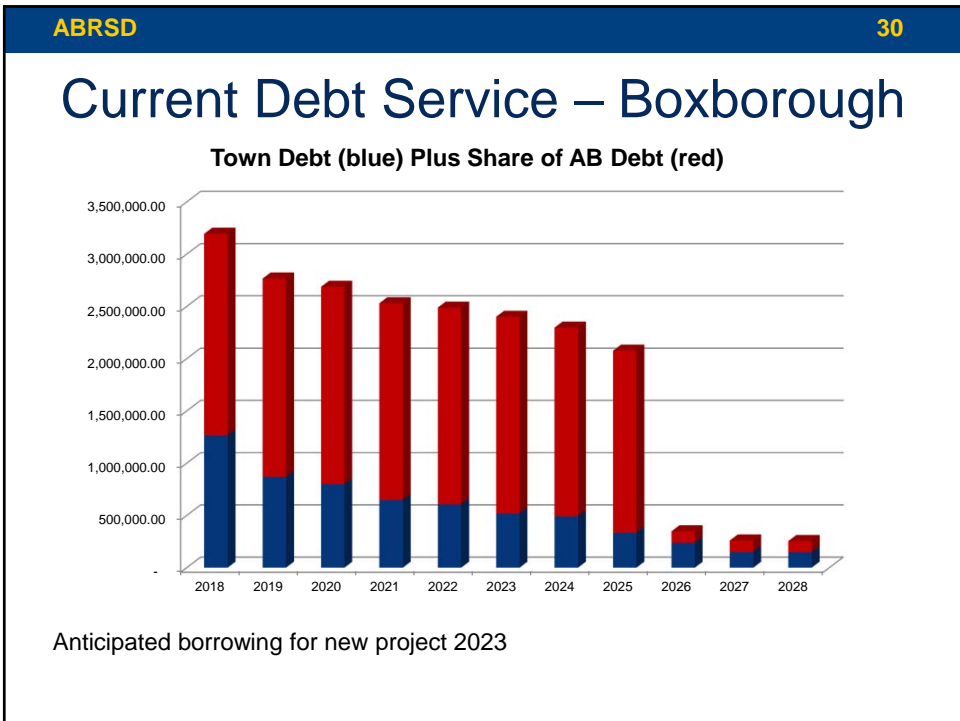
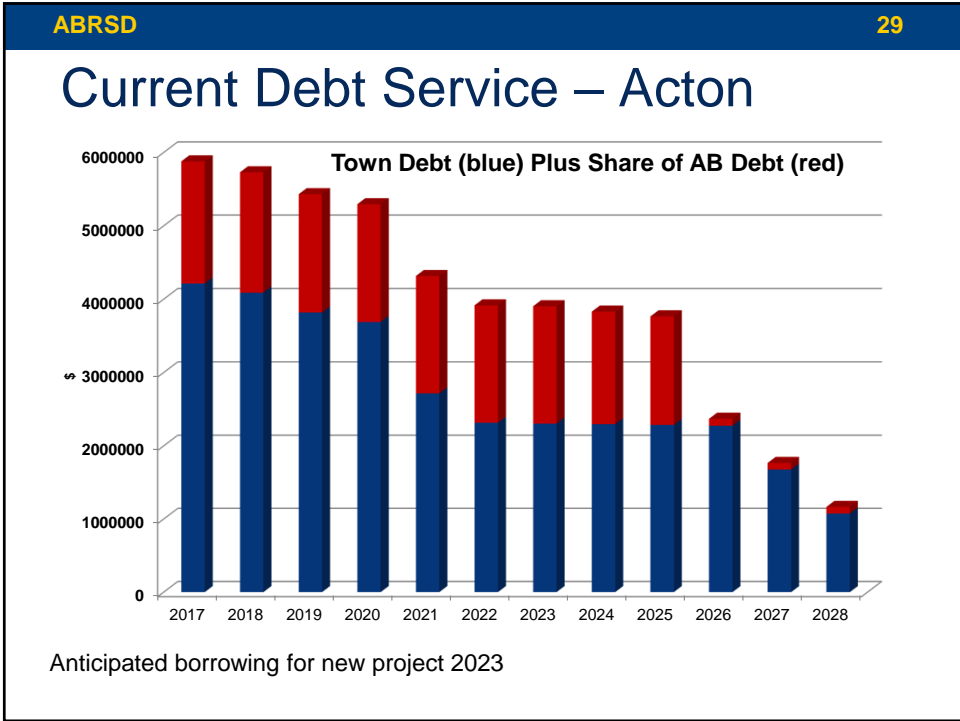
- The MSBA timeline says we need a positive vote in both towns by December 2017. If we don't, we start over with the MSBA approval process and submit a new statement of interest
- If we can't secure approval for a new building with MSBA reimbursement of 40% - 45%, we will have to complete the capital improvement plan (CIP) repairs with only district money – 10 year lifespan, no additional space

CIP Douglas	\$18M	Modulars for Douglas	\$2M
CIP Gates	\$15M	Modulars for Gates	\$1M
CIP PreK/Admin Building	\$13M		
- \$40 - \$45 million to update facilities to ten year life without additional space or partner for reimbursement. Douglas modulars will have to be replaced soon - could leak anytime
- \$55M - \$72M we will have a new building (50 year lifespan) with adequate space for our students

ABRSD **28**

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
	50 year life span	10 year life span
	Addresses deficiencies	Addresses deficiencies
	Addresses space needs	Does not address space needs



Please Vote on December 4th



DISCUSSION AND QUESTIONS

