

INTRODUCTION

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PRELIMINARY DESIGN PROGRAM, MARCH 2021

3.1.1 - INTRODUCTION

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1 - INTRODUCTION

The purpose of the Preliminary Design Program (PDP) is to define the programmatic, functional, spatial, and environmental requirements of the educational facility necessary to meet a District's educational program. The PDP also requires that the design team performs a review and investigation to clearly define the existing building deficiencies. During this phase, the design team also reviews the District's educational program to identify the programmatic space needs for the school project. Understanding the space needs, along with the evaluation of existing conditions and consideration of the site development requirements, allows the design team to form a series of alternatives upon which the most educationally appropriate and cost effective solutions will be considered by the Building Committee and moved forward into the Preferred Schematic Report (PSR) phase for further consideration.

To begin this process, the Tyngsborough School District (District) submitted their Statement of Interest (SOI) for the Tyngsborough Middle School on or about April 4, 2018. At their December 12, 2018 meeting, the Board (Board) of the Massachusetts School Building Authority (MSBA) voted to invite the District into the Eligibility Period; thereby, initiating a 270-day period for the District to complete preliminary requirements including, but not limited to, the formation of a School Building Committee and the certification of a design enrollment agreed upon with the MSBA. At their February 12, 2020 meeting, the Board voted to invite the District to partner with the MSBA to conduct a Feasibility Study for the Tyngsborough Middle School. A copy of the Statement of Interest is included in the Appendix 3.1.8.1 of this Report. The necessity for the project was first identified in the SOI, summarized below, and detailed within SECTION 4 – EVALUATION OF EXISTING CONDITIONS of this Preliminary Design Program (PDP) report.

These deficiencies have been identified as direct problems that the District seeks to correct in order to provide the best possible educational experience for all of their students.

FACILITY DEFICIENCIES

Built in 1967, the two story, 80,667 gross square foot (gsf) building served as the Town's first Comprehensive Junior/Senior High School. The school is comprised of two buildings designated as the classroom building (62,001 gsf) and the gymnasium building (17,802 gsf) joined by an elevated, enclosed connector (864 gsf). In 1992, a new Junior/Senior High School was constructed, and the facility became an elementary school. With the construction of a new elementary school in 2002, the facility became what is known today at the Tyngsborough Middle School serving Grades 6 through 8. Although modular classrooms were added to address overcrowding in July 1999 and were removed from the campus in July 2016, the building remains as originally constructed without any additions to create new educational space. Today, the middle school remains an 80,667 gross square foot building located on an 56.1 acre campus that is shared with the Tyngsborough High School.

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The building has experienced several renovations in its history including the replacement of the classroom building roof (1994), the addition of a concrete accessible ramp at the main entrance (1994), two First Floor accessible restrooms and a limited access elevator in the classroom building (1995), a limited access elevator in the gymnasium building (1997) and the replacement of the gymnasium building roof (1998).

The existing twenty two (22) classrooms range in size from 577 to 950 nsf where nine (9) are within the MSBA guidelines between 850 to 950 nsf. As such, the core academic spaces, vocations and technology, media center, dining and food service, medical, administration and guidance, and custodial program areas are below MSBA guidelines.

While accommodations were made over the year, many aspects of the existing building are not accessible or code compliant. Many of the doorways do not meet current code standards for accessibility and lack the proper push-pull dimensional requirements. The existing auditorium is stepped and is not fully accessible. Toilet rooms have been adapted for accessibility; however, this effort is not comprehensive due to building limitations.

While in fair condition, the existing building envelope exhibits signs of distress with cracked masonry and soffits that compromise water tightness and energy performance that does not meet the requirements of today's energy code.

Existing interior finishes are original to the building. Asbestos Containing Materials and Lead Base Paint have been identified within the building complex. These conditions are documented by the Visual Hazardous Building Materials Review include in Section 3.1.4 of this Report.

Except for the new boilers installed in 2008 and the installation of LED site lighting in 2013, the mechanical, plumbing and electrical systems are original to the building where replacement parts are difficult to procure rendering the systems obsolete and well beyond their useful life. The building is no protected by a fully automatic sprinkler system. The fire alarm and security systems have been updated, are comprehensive and are in good working order; however, due to limitations of the systems, are no longer compatible with Town systems.

Refer to SECTION 4: EVALUATION OF EXISTING CONDITIONS for a full report on the facility's existing conditions and recommended actions.

MSBA INVITATION TO FEASIBILITY STUDY

The MSBA Board of Directors invited the District to conduct a Feasibility Study on February 13, 2020. A copy of the MSBA Board Action letter is included in the Appendix 3.1.8.2 of this Report.

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DESIGN ENROLLMENT

As a result of a collaborative analysis with the MSBA of enrollment projections and space capacity needs for the proposed project, the Tyngsborough School District agrees that the Feasibility Study will investigate and evaluate potential alternatives which include a design enrollment of 480 students for Grades 6 through 8. Additionally, the Tyngsborough Middle School project will consider the District's Central Office and IT Offices located on the First Floor of the existing building.

A copy of the Enrollment Certification letter is included in the Appendix 3.1.8.3 of this report.

CAPITAL BUDGET STATEMENT

Town of Tyngsborough Capital Improvement Plan for FY 2021-2025 is included in the Appendix 3.1.8.4 of this report. This thirteen (13) page document details and recommends a capital improvement budget for the next fiscal year, a capital improvement program, and capital improvements for the following five years. In addition, the capital improvement plan details the Town's existing debt schedule, available free cash, revolving funds, enterprise funds, and other funds available for capital purchases. Please note that the Tyngsborough Middle School project is not specifically listed in the report; however, upon successful passage of the project through Town Meeting and a subsequent debt override vote, the project will be bonded accordingly. The Town has ample bonding capacity to follow through on all existing bond events listed in the FY 2021-2025 capital plan in addition to the Tyngsborough Middle School project pending successful passage at Town Meeting and a subsequent debt override vote.

It is acknowledged that during the pending Preferred Schematic Report (PSR) Phase, as the preferred options are further analyzed, that additional focus will be placed upon operational cost drivers and variances from the current facility beyond physical plant costs. At this time, the District does not see any additional operating costs as a result of the Tyngsborough Middle School Project since the preferred solution will be located on the existing property.

TARGET BUDGET

At this time, the target budget is considered as a target range due to the fact that the District has not selected the preferred option, refined the gross square footage of the program/design, and finalized [dialed in] the project site location or limits of the project on the campus. However, based on Leftfield's comparable-probable cost analysis, the project budget range is between \$75 million to \$88 million depending on the final preferred option, total gross square footage of the program, and extents of the site and site improvements. Please note that these values are subject to change as the project moves forward into the preferred schematic report phase

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PROJECT DIRECTORY

A project directory with contact information for representatives of all District stakeholders (e.g., Superintendent, Tyngsborough Middle School Building Committee (TMS-BC), and others involved in the project), Designer (point of contact and key support staff and sub-consultants), and OPM (and key support staff) is included in the Appendix 3.1.8.5 of this report.

PROJECT SCHEDULE

An updated project schedule is included in the Appendix 3.1.8.6. In summary, the critical milestone dates currently proposed are as follows:

- TMS-BC vote to submit Preliminary Design Program: March 17, 2021
- Project Team submits Preliminary Design Program to the MSBA: March 31, 2021
- TMS-BC vote to submit Preferred Schematic Report: July 1, 2021
- Project Team submits Preferred Schematic Report to the MSBA: July 6, 2021
- MSBA Facilities Assessment Subcommittee Presentation: July 21, 2021 or August 4, 2021
- MSBA Board meeting to authorize Schematic Design: August 25, 2021
- TMS-BC vote to submit to the DESE submittal to the MSBA: February 9, 2022
- Project Team submits the DESE submittal to the MSBA: February 23, 2022
- TMS-BC vote to submit to the Schematic Design submittal to the MSBA: February 9, 2022
- Project Team submits the Schematic Design submittal to the MSBA: February 23, 2022
- MSBA Project Scope and Budget Agreement meeting: March 23, 2022
- MSBA Board meeting to approve Project Scope and Budget Agreement: April 13, 2022
- Projected Town vote for PS&BA and full funding of the project: May 2022.