

### **Why are we building a combined Middle/High School?**

As part of a feasibility study, as required by the MSBA Module 3, the Design Team reviewed various options for the Winthrop High School and the combined Middle High School. This was done in partnership with community stakeholders and the MSBA. These options were studied to determine the most cost effective and educationally appropriate solution for the town of Winthrop. The MSBA considered that a new middle high school was ultimately the right-sized, most fiscally responsible and educationally appropriate solution to create a safe and sound learning environment. The Repair Options for the Middle School and High School proved to be more costly to the District than building a new combined middle high school.

The MSBA is convinced that this is the best project solution for Winthrop. Simple, efficient structure that was determined by MSBA to be the BEST OPTION for Winthrop balancing upfront costs with long term needs.

### **Why can't we just continue using the existing buildings?**

Our high school and middle school are aged and worn. Winthrop High, constructed in 1963-1965 and Winthrop Middle School built in 1972 are in dire need of major repairs and physical upgrades to heating and ventilation systems, flooring, lighting, technology and electrical, plumbing, laboratories, theatre and library spaces, cafeteria, and vocational shops. Additionally, our schools are not energy efficient, with a new school applying green technologies we are reducing energy use and raising energy efficiency.

Our schools risk losing accreditation and students. The 2011 New England Association of Schools and Colleges accreditation visit suggested, the current facilities are “not meeting all the current educational demands” necessary to deliver the schools’ mission. This is compounded by an increasingly competitive school choice market where families will decide to attend a given school based on quality of programs and resources.

- They waste energy, which costs you money.
- Expensive repairs are needed in the future.
- They don't meet safety codes to protect our children.
- They don't meet state and federal regulations.
- They no longer support the academic programs requirements being offered to our students.
- They don't allow us to provide a competitive advantage to all of our children.

### **Why is having a new building important to advancing the education of our children?**

Our schools do not support the current and future educational needs of our students. Neither school is designed to facilitate smaller learning communities, to foster interdisciplinary and integrated learning, to encourage collaborative and cooperative learning in flexible work spaces, and to have ready access to and application of technology. Thus, it is important that our students develop 21<sup>st</sup> century competencies in the four C's: critical thinking, collaboration, communication, and creativity.

### **What's the project going to cost me?**

The District's not to exceed total budget: The Town understands that the project will not exceed a total estimated project cost of \$82,950,000 to construct, furnish and equip a new middle/high school project, with a district share not to exceed \$42,975,000.

HMFH Architects and Skanska USA Building developed two independent cost estimates of the current middle high school design. In cooperation with MSBA, the total project budget, including the estimated construction budget, is \$80,526,155. However, it is important to understand that the actual cost of the project will not be known until the project is bid out and costs are received. MSBA has agreed to reimburse Winthrop at **59.97%** for all eligible costs associated with this project through their grant program. Once determined, individual tax impacts will be advertised and also posted on the project website. Ultimately, the impact to the taxpayer will be clearly assessed, communicated, and discussed.

### **What happens if this project is not approved?**

After the MSBA Board of Directors has approved the Project and authorized the Executive Director to enter into Project Scope and Budget and Project Funding Agreements with the District, the District must secure local funding within 120 days of the October 2, 2013 MSBA Board of Director's Meeting.

The Debt Exclusion Vote will take place on November 5, 2013. The 120-day deadline exists to ensure that the MSBA's limited capital funds are directed toward Districts who are ready and able to make the necessary financial commitment and move forward in a timely manner.

In the event that the local funding Vote fails, the District must, within 10 business days of the failed Vote, submit a plan to the MSBA that 1) presents the Vote results; 2) explains the District's understanding of why the Vote failed; and 3) sets forth the District's plan to remedy the failed Vote and a suggested timeline for such a remedy.

The MSBA will review the plan and determine whether it can continue to set aside funds for the Project. In the event that the MSBA Board of Directors votes to remove the Project from the Capital Pipeline as a result of a failed vote, the District would then be required to submit a new Statement of Interest for the Project and await a second invitation from the MSBA to conduct a Feasibility Study.

### **How are we going to maintain this building to ensure that it doesn't fall into disrepair?**

The Maintenance Plan is being required by the MSBA for the 1.34% additional discretionary reimbursement point for eligible costs. In order to fulfill the Maintenance Plan, the town realizes it's obligation to provide adequate funding for maintenance. The Facilities Department's method of assessments includes regular on-site inspections of facilities, maintaining regular dialog with relevant staff groups and professionals to ensure standards are being met and/or improvements are communicated to guarantee efficient correction.

Updated MSBA Maintenance & Capital Plan: Written Maintenance Manual - identifies systems and equipment that require Preventive Maintenance (PM); establishes PM schedules; establishes inspection schedules and forms (available on SBAC website under "Documents"). Introduction of a web-based Work Order System and Continual Updating of a 5-year Capital Improvement Plan

### **What are the benefits of this project to homeowners who do not have children in the schools?**

The quality of public schools can make states and localities more economically competitive and are an important economic tool that should be integrated with other aspects of economic development.

Among top factors businesses consider when locating in a community are access to a skilled workforce and the quality of life for that workforce. Thus, quality public schools have the potential to draw retail establishments and, generally, feed local businesses and entrepreneurs. Similarly, the National Association of Realtors reports that the quality of schools is one of the two most important factors people consider when choosing where to live.



#### *Some facts about the economies of school construction:*

- A highly educated workforce improves the economic performance of metropolitan areas. Regions should make themselves more attractive to draw skilled workers from outside their area while at the same time investing in human capital, including high school preparation and matriculation rates.
- Public schools are major employers with payrolls extending from teachers to administrators to maintenance and construction workers while at the same time being major consumers of professional services.
- Property values increase in neighborhoods with higher spending schools. Impact of schools can increase property value up to 14%.
- New educational expenditures substantially increase median housing values and residential rates.
- Technology related companies often rank education at the top of their quality lists when deciding to locate in a community.
- School funding directly and indirectly impacts the economy through salaries, building construction, materials, school supplies, mortgages, rent, groceries, etc.
- Home buyers are willing to pay higher taxes for better schools because the resulting increase in real estate is even higher than the additional taxes.

### **Why are we building a combined Middle/High School?**

#### **Base Repair Cost Estimate (to bring each building up to current system codes)**

\$29,290,833 for Middle School (MS) Repair + \$38,746,125 for High School (HS) Repair = **\$68,036,950**

Town share cost for MS and HS Repairs: \$29,290,833 + \$19,373,063 = **\$48,663,896**

This Repair Option exceeds the Town Share Cap by \$5.7 Million

**Note: Town Share for MS is 100% cost to the Town at \$29,290,833 because MS is not part of this project if a repair or renovation.**

#### **Renovation/Addition Cost**

Total Project Cost = **\$86,130,363**

Town Share Cost = **\$43,065,182**

Renovation Addition cost was very close to the New Building Cost because of inefficiencies in layout-requiring a larger addition for a total square footage: 207,827SF. A larger contingency is required for renovation versus new construction.

#### **New Building Cost**

New flexible multipurpose spaces allowing us to reduce the overall square footage (SF) required to 187,309 SF. The combined New MS HS School option is under the Total Project Budget target of **\$82,500,000** and also within the Town Share Cap of **\$42,950,000**.

Simple, efficient structure that was determined by MSBA to be the BEST OPTION for Winthrop balancing upfront costs with long term needs.

**\*\*\*The Feasibility Cost Estimating Professional Services were prepared by PM&C and included in the Preliminary Design Program submission to the MSBA.**