

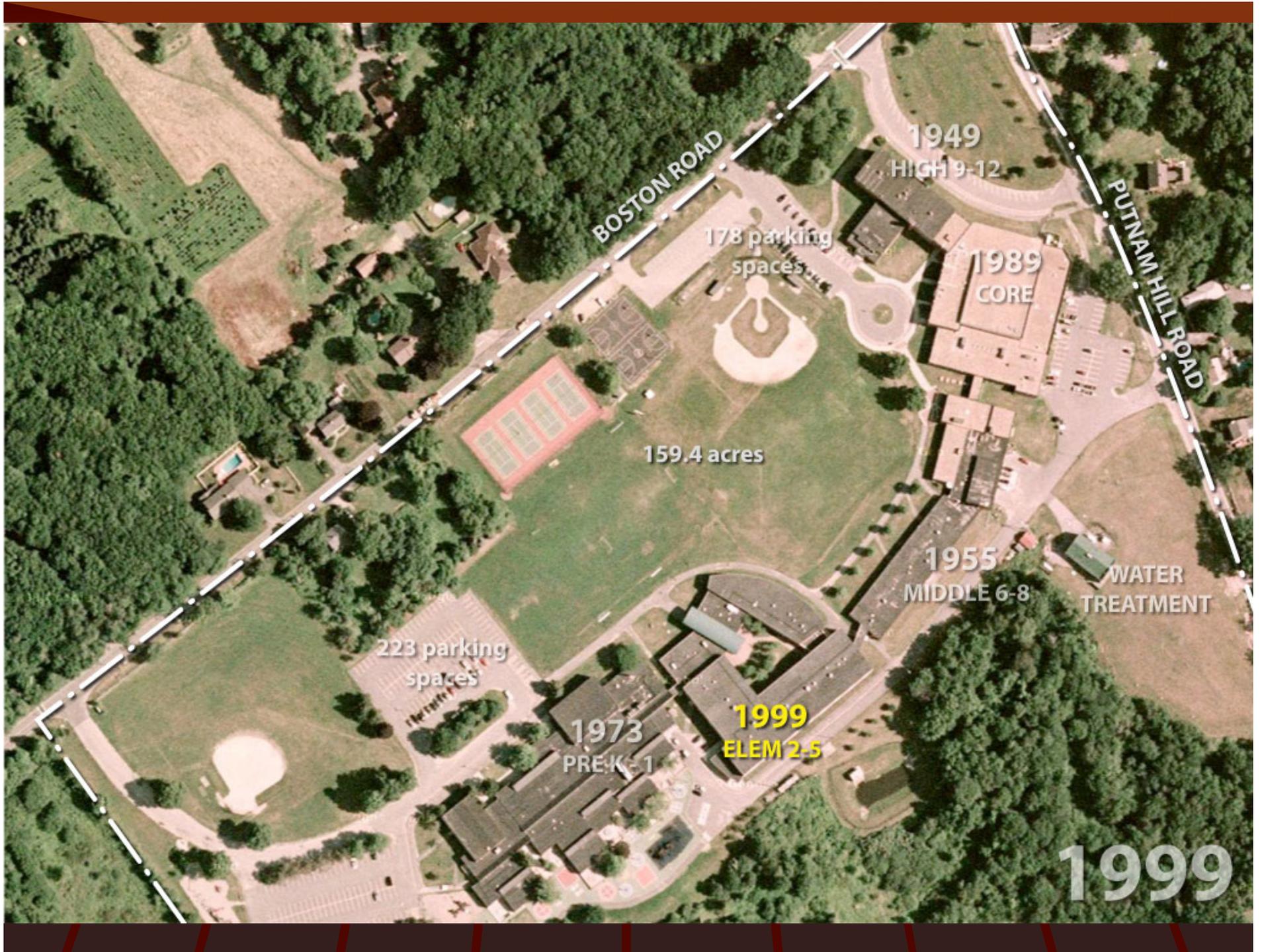


Sutton Middle/High School

Project Update



April 21, 2010



BOSTON ROAD

PUTNAM HILL ROAD

1949
HIGH 9-12

178 parking
spaces

1989
CORE

159.4 acres

1955
MIDDLE 6-8

WATER
TREATMENT

223 parking
spaces

1973
PRE-K-1

1999
ELEM 2-5

1999



Sutton Middle/High School Building Age Profile

	Construction Year	Age	Size (GSF)
High School	1949	60	33,957
Middle School	1955	54	35,717
Core	1989	20	63,278
Total Size			132,952



School Facilities Strategic Planning Approach

Facilities Conditions Assessment

Comprehensive Identification of Deferred Maintenance Needs Associated with Existing School Buildings, Grounds and Site

Demographic Impact Analysis

Identification of Short and Long Term Facility Space Impact of Student Demographic Changes



Feasibility Plan
Option
Development

Program Modernization Planning

Identification of Academic and Community Program Space Modernization Needs

Space Quantification & Utilization Analysis

Identification and Utilization Analysis of Current School Space Allocation



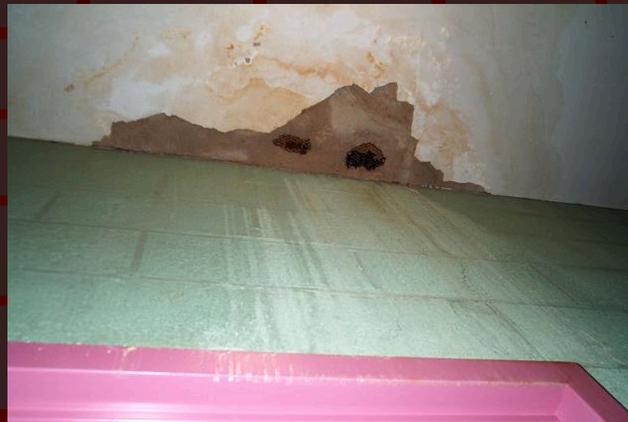
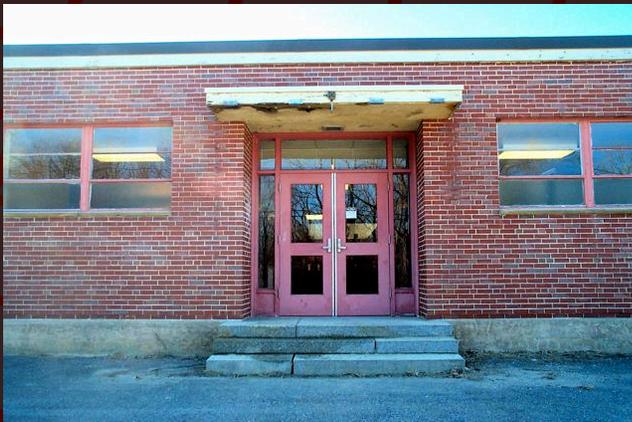
Feasibility Plan

Facilities Conditions Assessment



Sutton Middle/High School

Existing Conditions: Envelope Failure





Sutton Middle/High School

Existing Conditions: MEP Infrastructure





Sutton Middle/High School

Existing Conditions: Program Space Quality



- Science labs (*NEASC)
- Physics lab in former garage
- Life Skills classroom (*NEASC & DESE)
- World Language classroom(*NEASC)
- Library/Media Center (*NEASC)



Feasibility Plan

Enrollment Impact Analysis



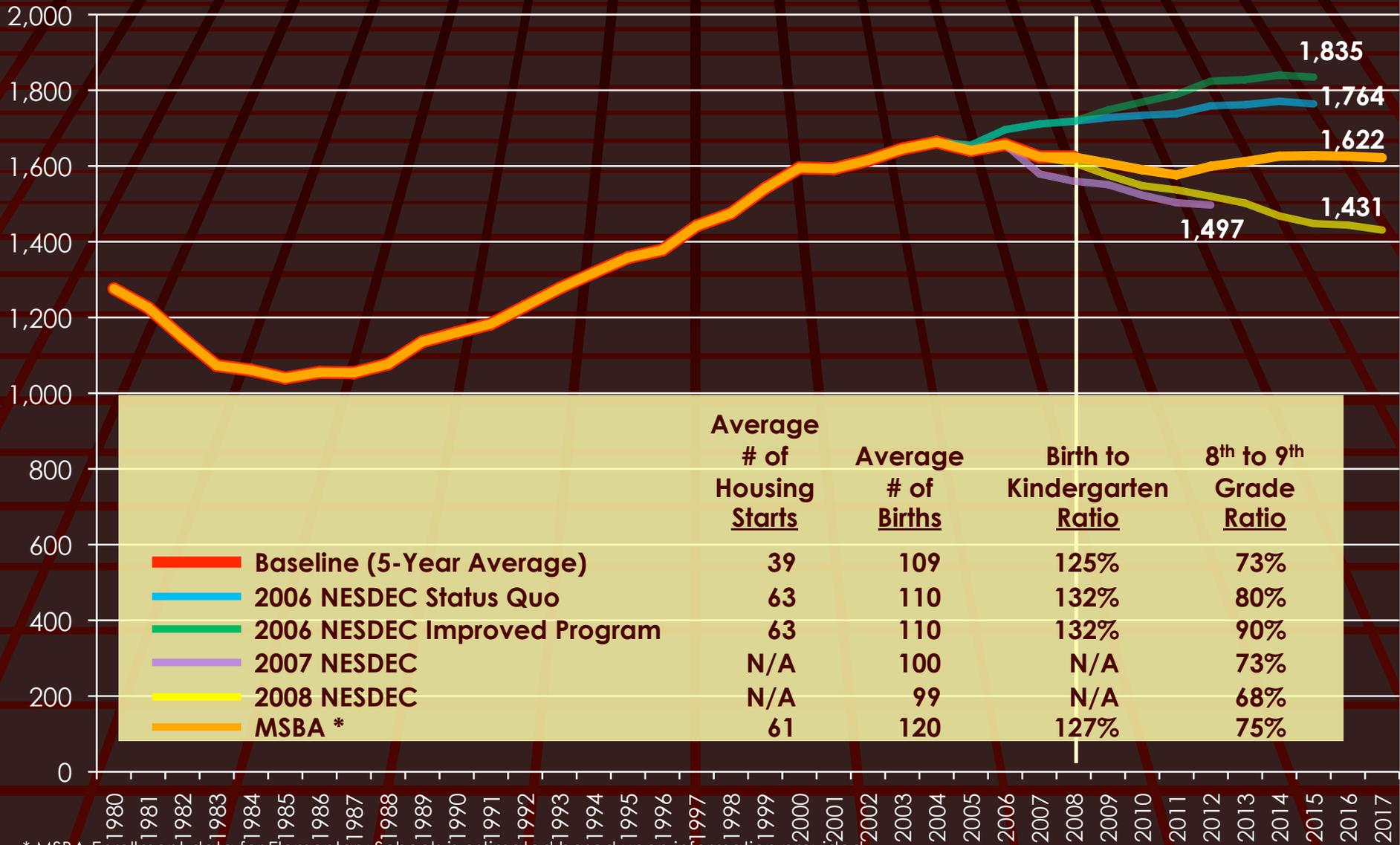
Demographic Impact Analysis Analytical Process Overview

- **Enrollment Projection Inputs**
 - Population, households, students
 - Annual new housing starts
 - Annual births
- **Utilize Cohort Survival Methodology**



Demographic Impact Analysis

Total Annual Students



* MSBA Enrollment data for Elementary Schools is estimated based upon information provided



Feasibility Plan

Space Quantification and Program Modernization



Space Quantification & Program Modernization Middle School

- **Obsolete, inadequate space, or infrastructure impedes the delivery of the academic program**
 - **Obsolete Infrastructure**
 - **Lack of Adequate Space**
 - Science labs, Music & Band, World Languages, Flexible classrooms/meeting rooms, teacher planning, Library
 - **Geography of Space**
 - Music & Band in Elementary School
 - Computer labs in High School or Middle School
 - Art and Tech Ed in Core Building
 - Faculty room in High School
 - 12 Middle School classrooms in Elementary School
 - Impacts Elementary School Program – Science, lost space, overcrowding, distractions, and noise

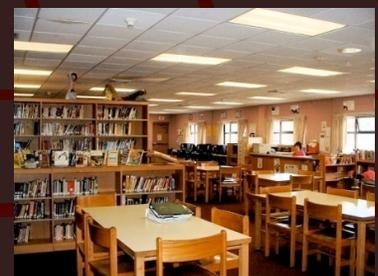




Space Quantification & Program Modernization High School

- Obsolete, inadequate space, or infrastructure impedes the delivery of the academic program
 - Obsolete Infrastructure
 - Lack of Adequate Space
 - Science labs (*NEASC)
 - Physics lab in former garage
 - Life Skills classroom (*NEASC)
 - World Language classroom(*NEASC)
 - Library/Media Center (*NEASC)

** Note: These items were all cited in the 2004 NEASC Report for their limitations of space and the lack of technology and resources available*





Feasibility Plan

Space Program Definition

- Space by space review with administration
- Existing Space 133,000 gsf
- Ideal program approximately 200,000 gsf
- MSBA limitation of 171,000 plus administration (179,000 total +/-)
- Spaces prioritized and overall size reduced



Feasibility Plan

Status Quo Repair & Modernization Costs

Fix Only – No New Space

- High School \$9.9 million
- Core Building \$14.6 million

■ Middle School	\$10.5 million
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Total Repair Cost in 2009 \$	\$35 million
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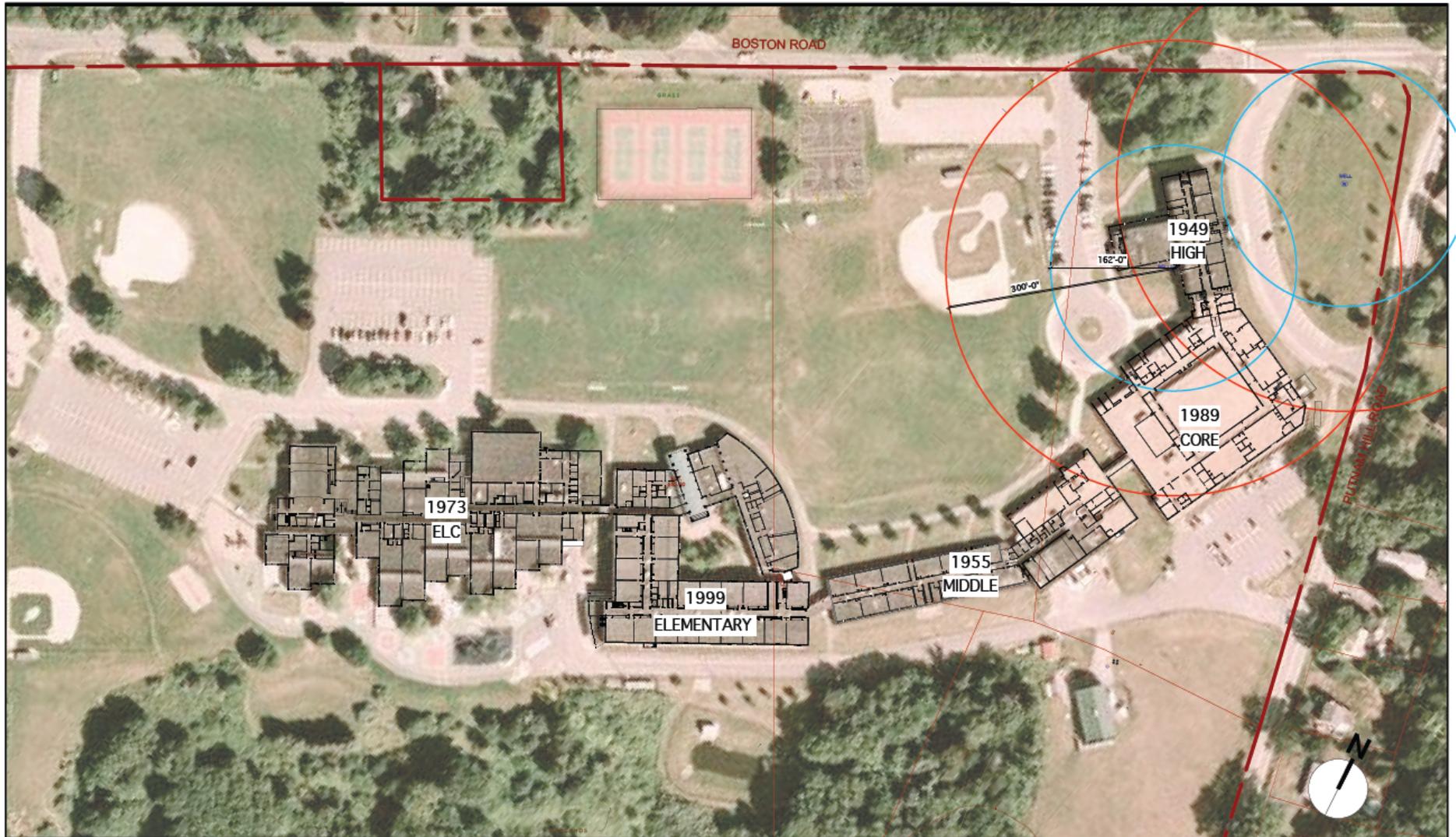
Feasibility Plan

**‘Big Picture’ Option
Development**

Flansburgh Architects



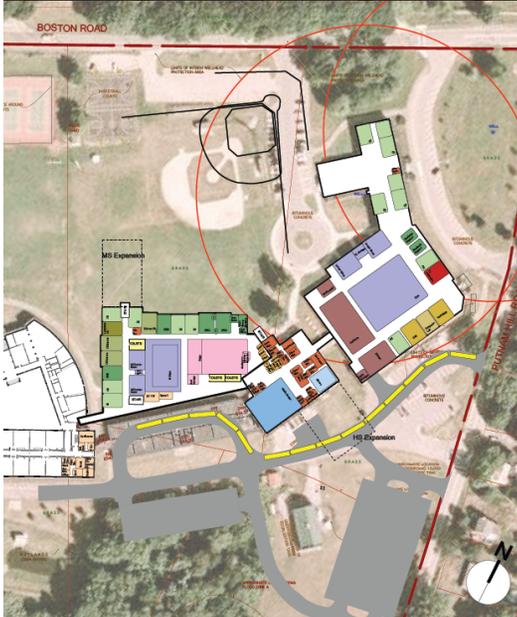
Sutton Middle/High School Existing Site Plan





Sutton Middle/High School Option Development

OPTION A



Option A Summary

- Renovation of existing High School & Core
- Construction of new middle school and other HS spaces to north of existing building
- Loss of playing fields
- Less disruption during construction
- Lengthy phased construction process
- \$65.0 million

OPTION C



Option C Summary

- Renovation of existing Core
- Construction of new middle school and other HS spaces on current MS site
- No loss of playing fields
- Reorientation of entry to Putnam Road
- Need for temporary space during construction
- \$62.0 million

OPTION D



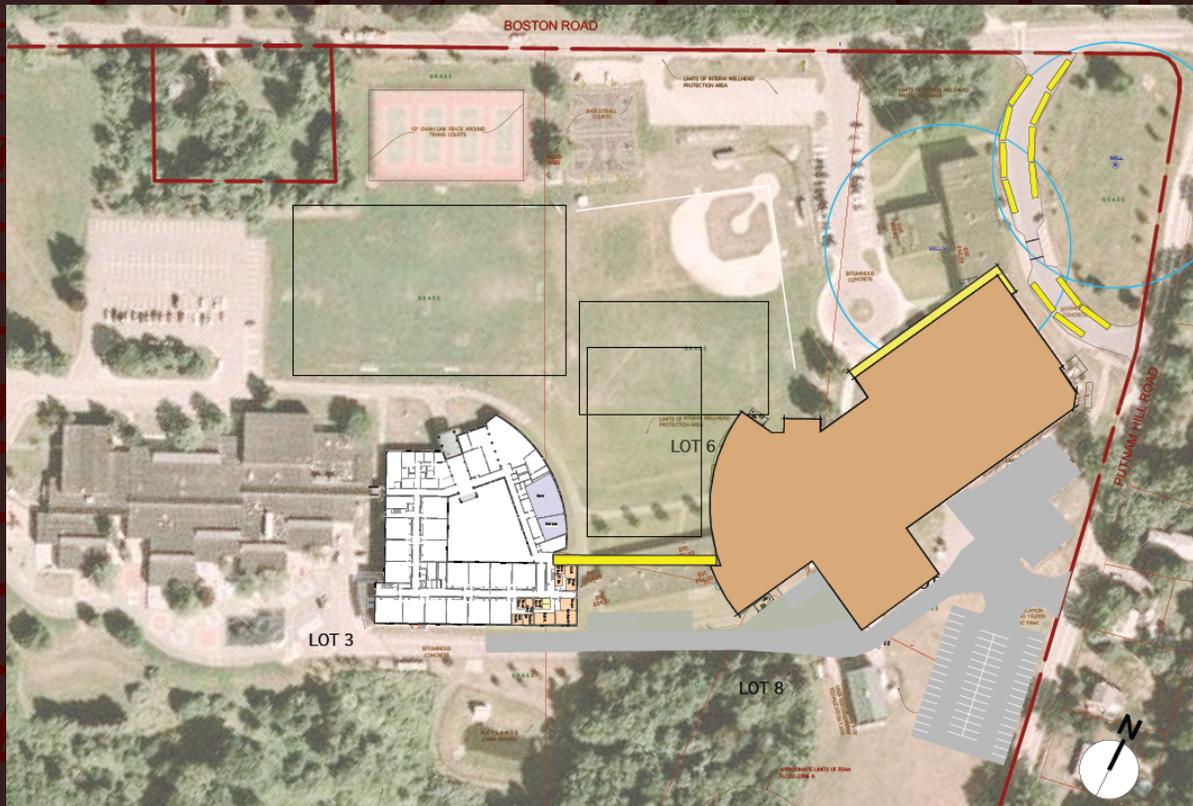
Option D Summary

- New construction of MS and HS
- Best locations for MS and HS program spaces
- Single phase of new construction – least disruptive
- Demolition of all existing structures
- Loss of majority of playing fields – fields shown not allowed DEP
- \$65.7 million



Sutton Middle/High School Preferred Option

OPTION DC-1



Option DC-1 Summary

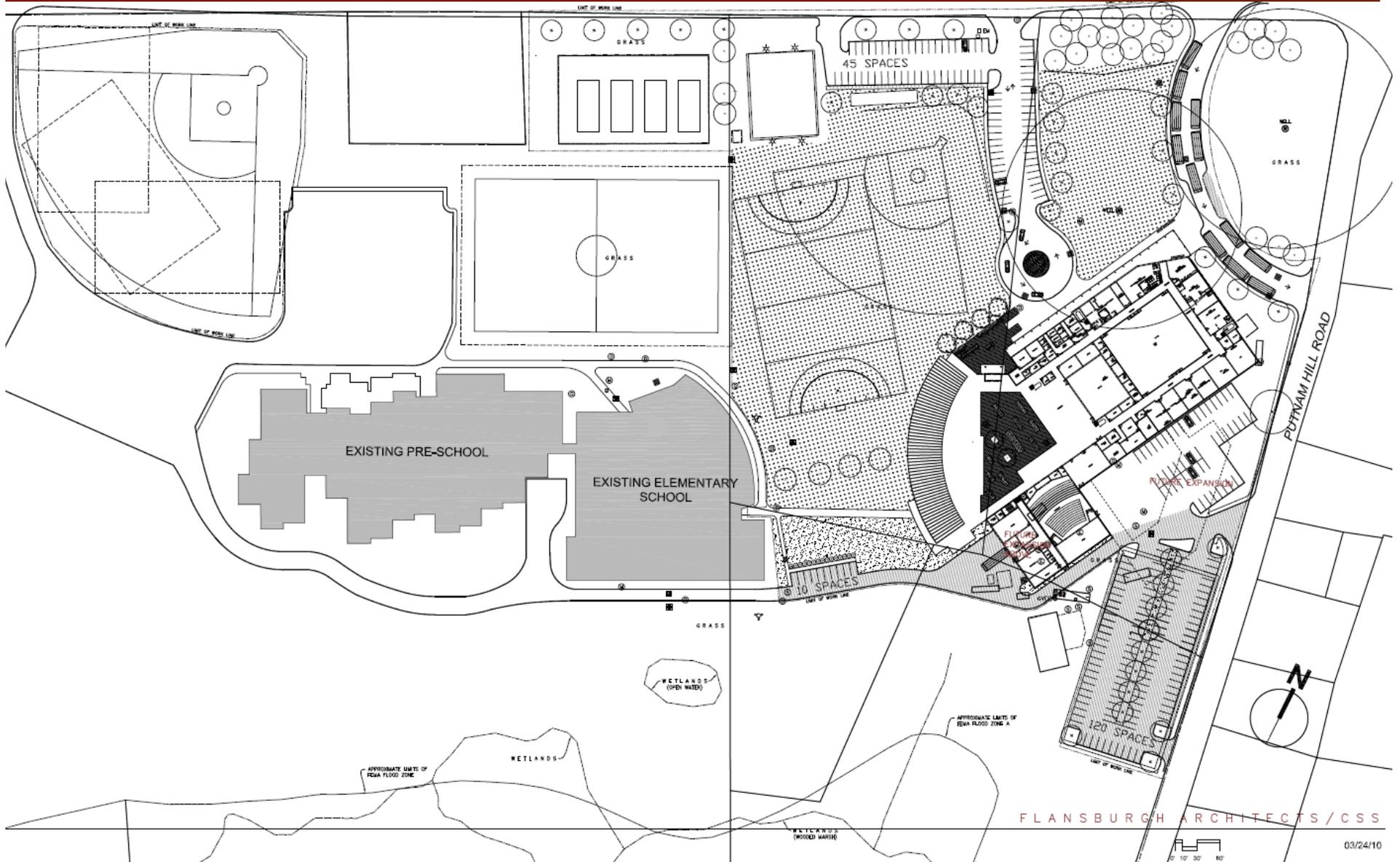
- Renovation of existing Core
- New construction of MS and some HS spaces
- Good segregation of MS and HS programs
- Maintains main entry on Boston Road
- Separates bus and parent drop off zones
- No loss of playing fields
- Will require phased construction and temporary space for students
- More efficient design
- Least expensive option



Schematic Design



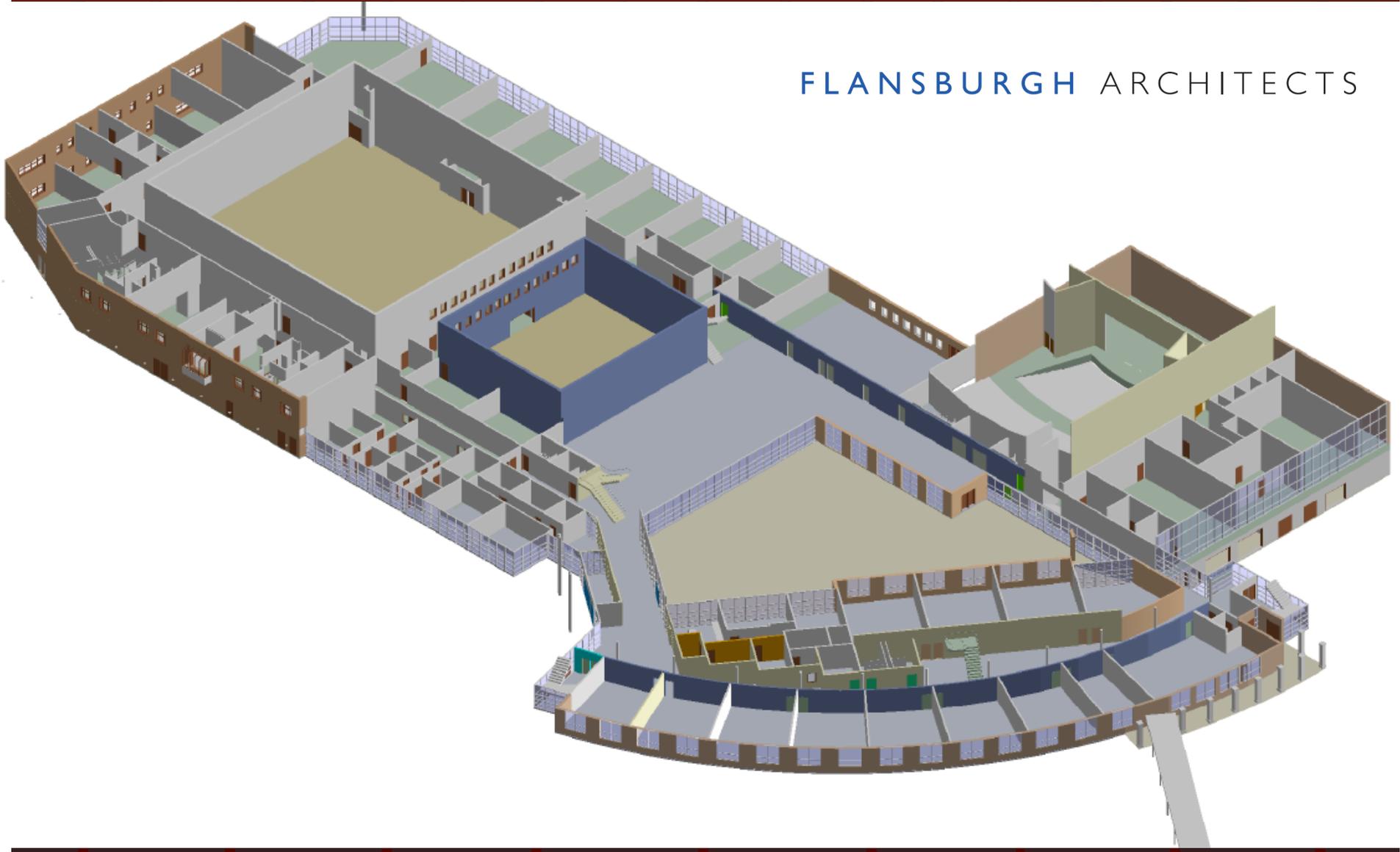
Schematic Design Site Plan





1st Floor Plan

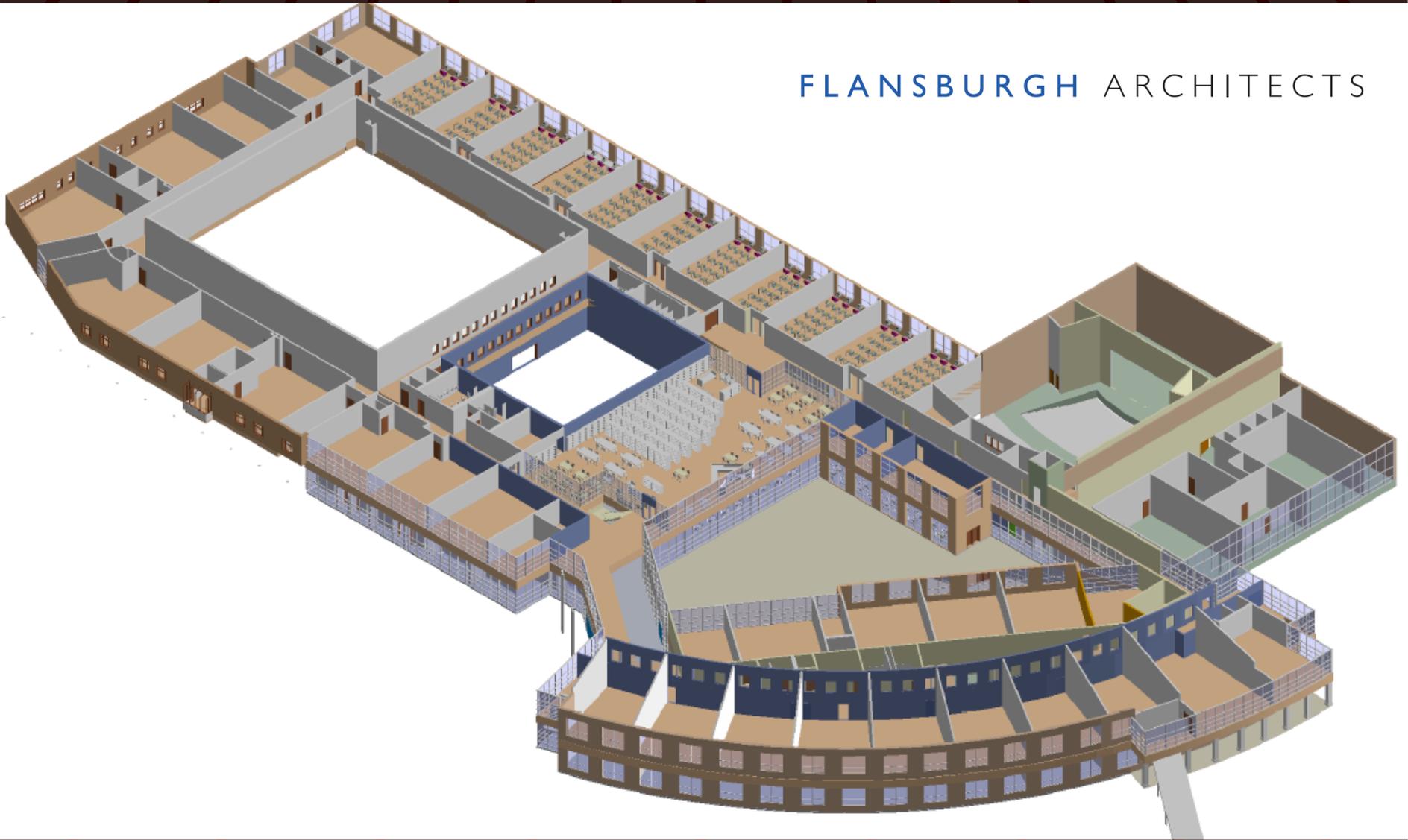
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2nd Floor Plan

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Sutton Middle/High School Exterior Elevations



FRONT ELEVATION

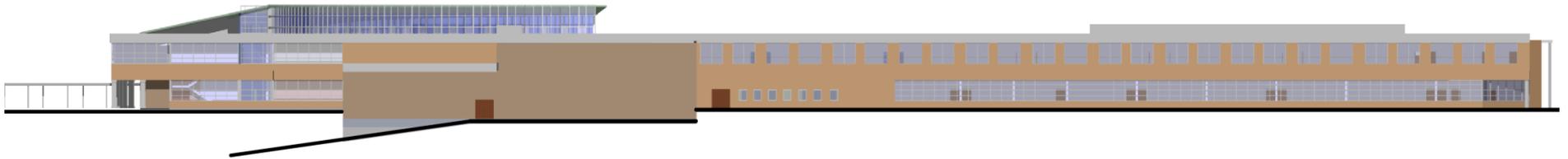


LEFT ELEVATION

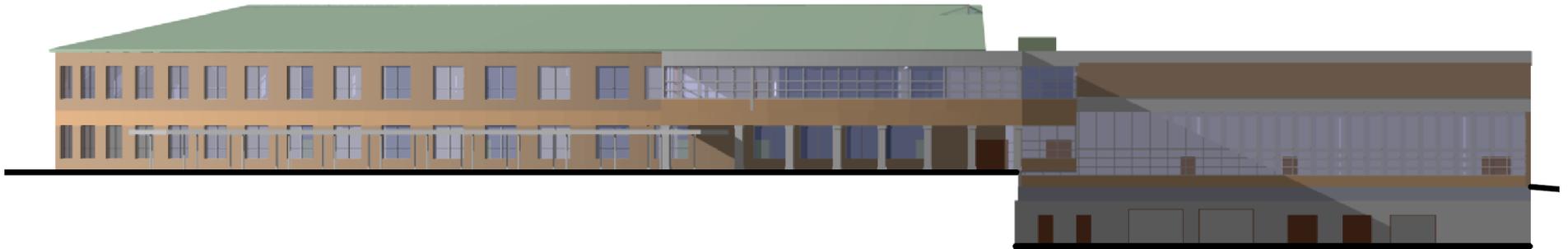
FLANSBURGH ARCHITECTS



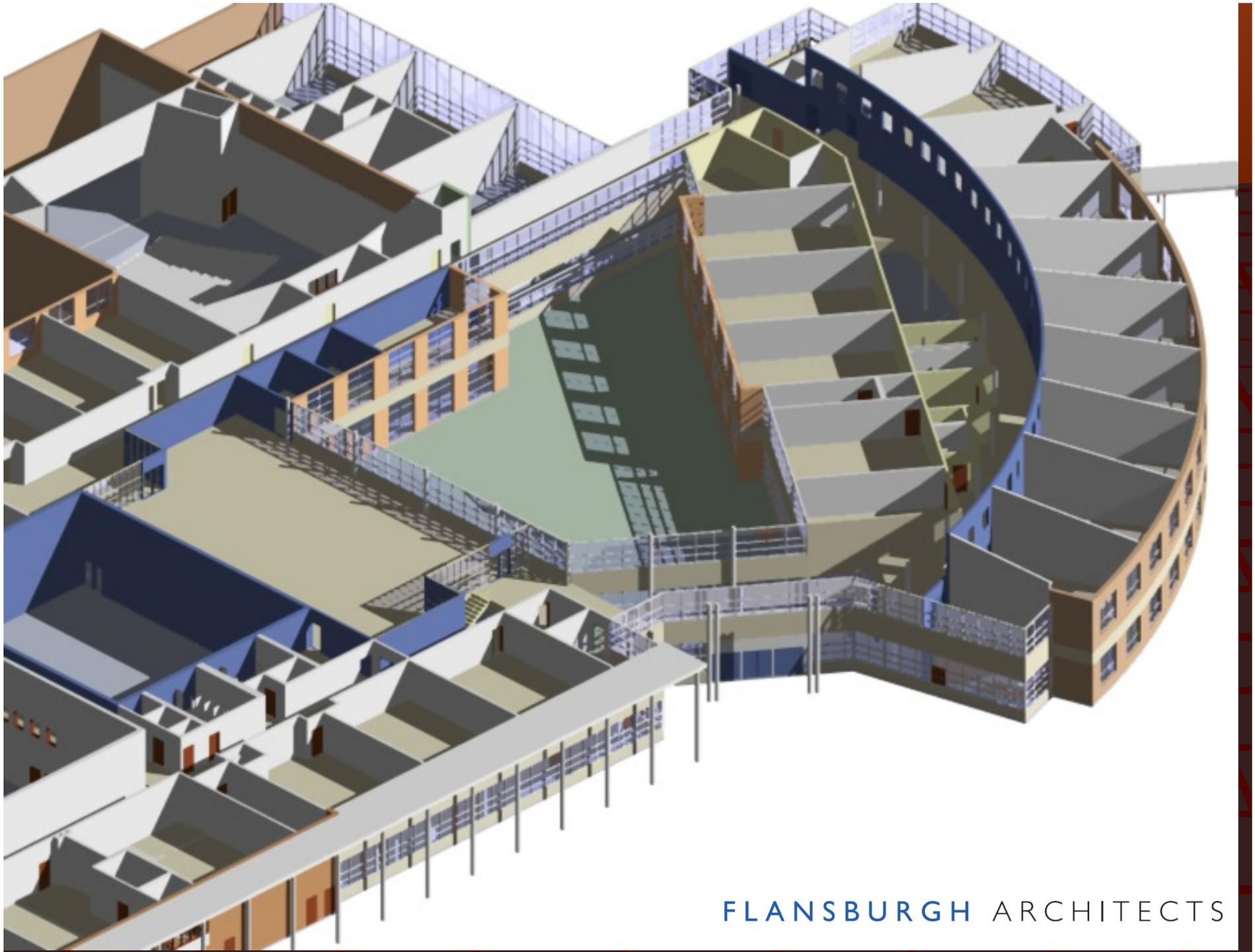
Sutton Middle/High School Exterior Elevations



REAR ELEVATION



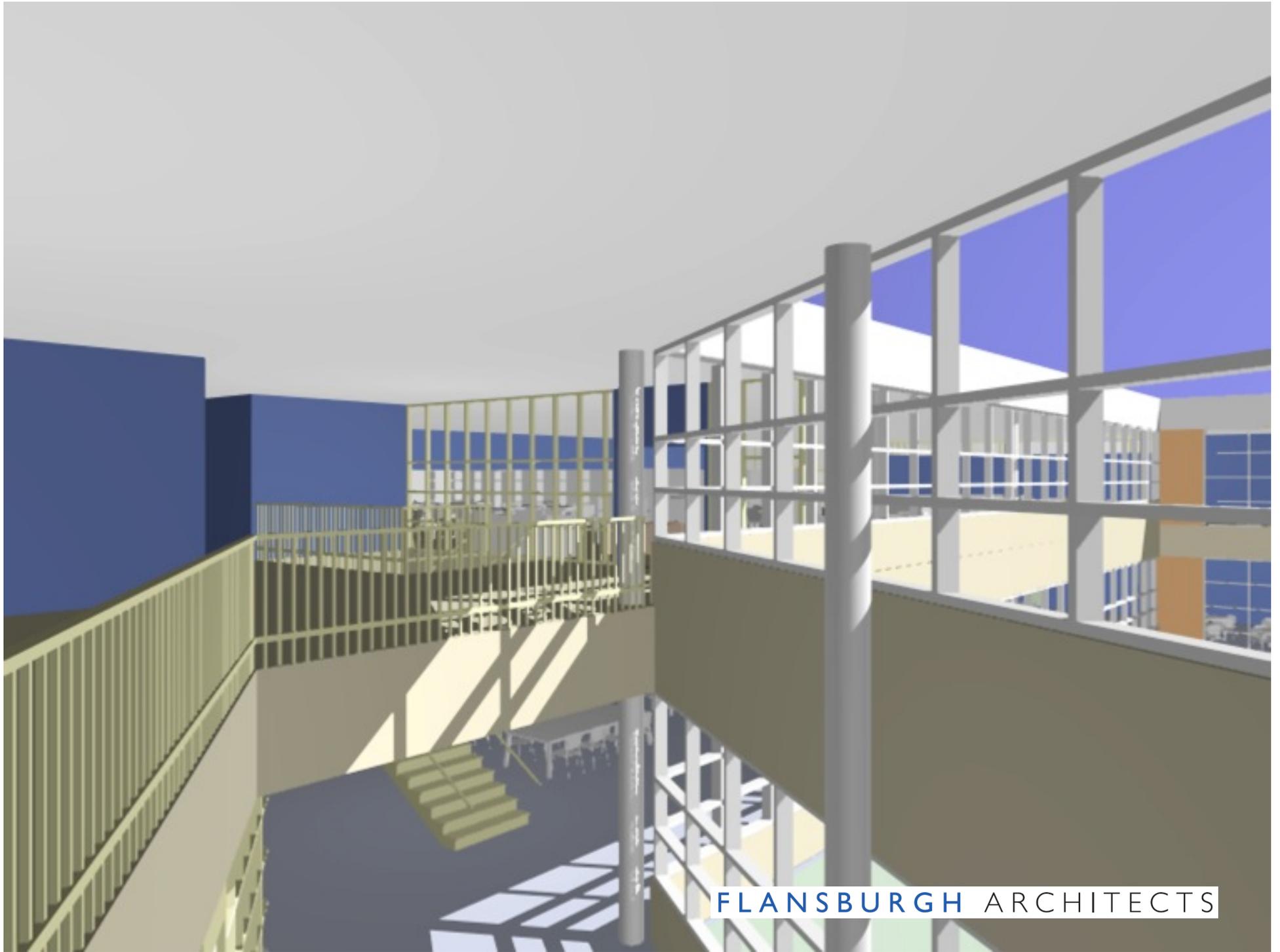
RIGHT ELEVATION



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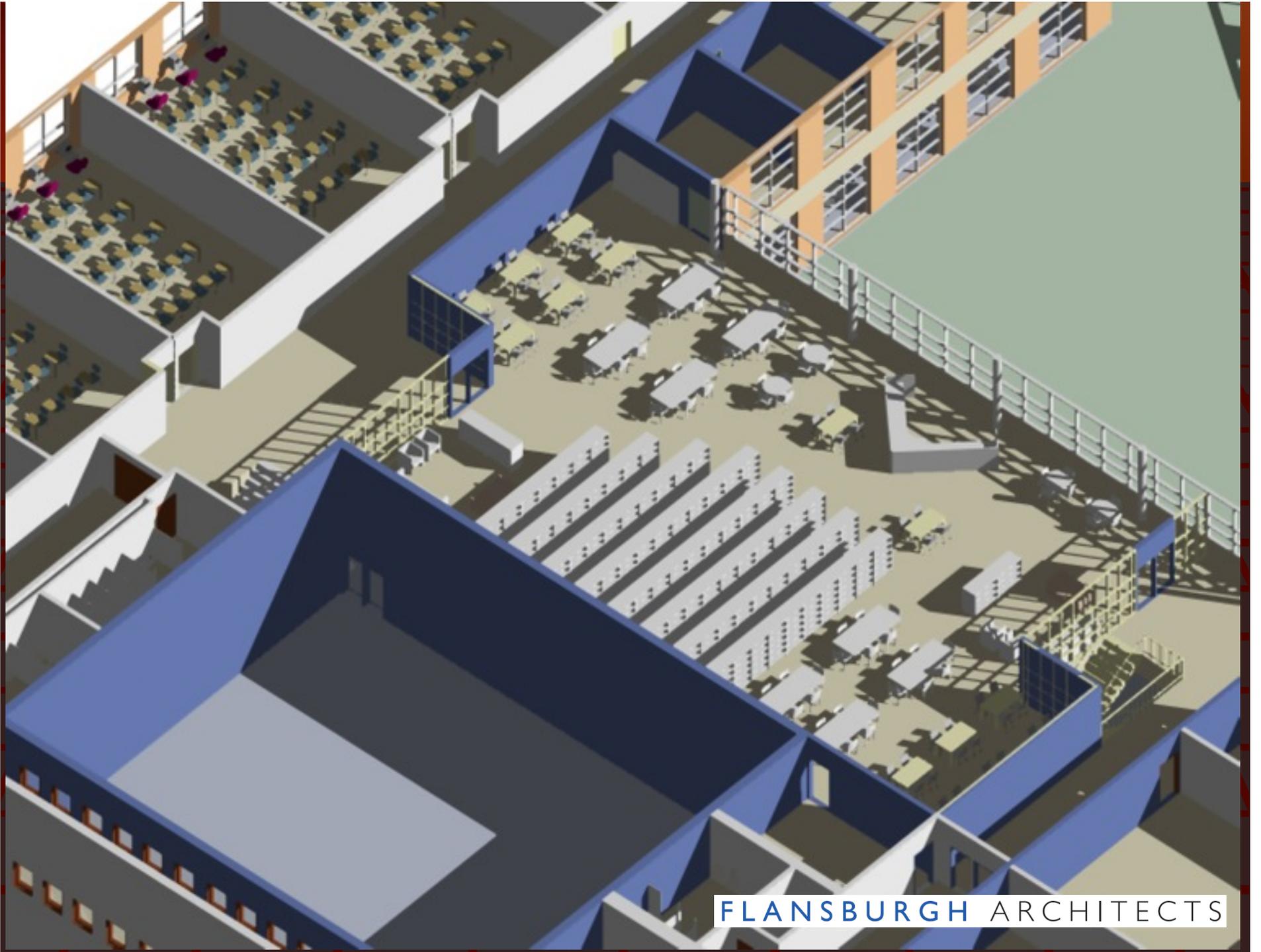
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Project Costs

- MSBA Approved Total Project Costs \$59,945,472
- State Reimbursement \$29,843,511
- Sutton Net Project Costs \$30,100,000
- MSBA Board Approved at Meeting March 31st



Impact on Single Family Home Inclusive of our Overall Town Debt

- Average single family Home = \$340,000
- Period of Borrowing = 20 years
- Average annual impact = \$356/yr

Peak of \$446, low of \$264

If this was the only debt the town had the impact would have been \$510/yr on average.



Debt Paid Off in FY11

- Elementary school (9 years early) at a net savings of \$1.7mm.
- Transfer Station Construction
- School HVAC system
- Fire pumper truck
- Keown's Land Protection
- Millbury Pumping Station Construction
- Upper Blackstone Capacity fee
- Manchaug Fire Station Construction
- Wilks Fire Station Renovation
- Total of over \$900,000 in DE debt service roll off



Impact on Single Family Home As a Part of Overall Town Debt

- With the payoff of Debt we will be able to absorb approx. \$11 mm in debt in FY13 w/out any net increase in tax bills.
- If Town share is \$30mm and \$11mm is absorbed by debt paid off, then the net increase in the avg single fam. tax bill
= \$356 over 20 years

(peak of \$446, low of \$264)

(Assumes 3.75% interest rate)

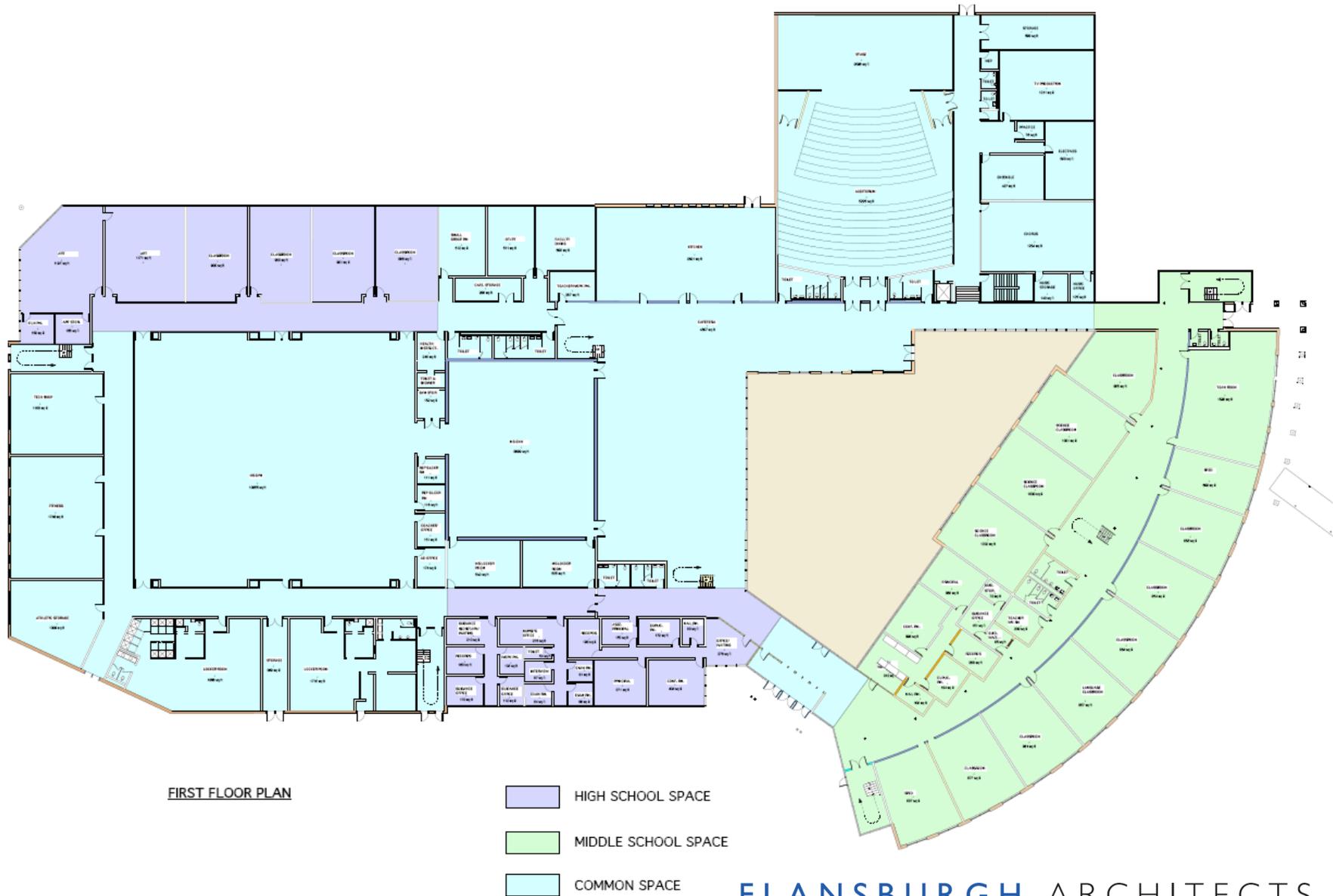


Sutton Middle/High School Next Steps

- Town Meeting – May 10
- Town Election – May 25

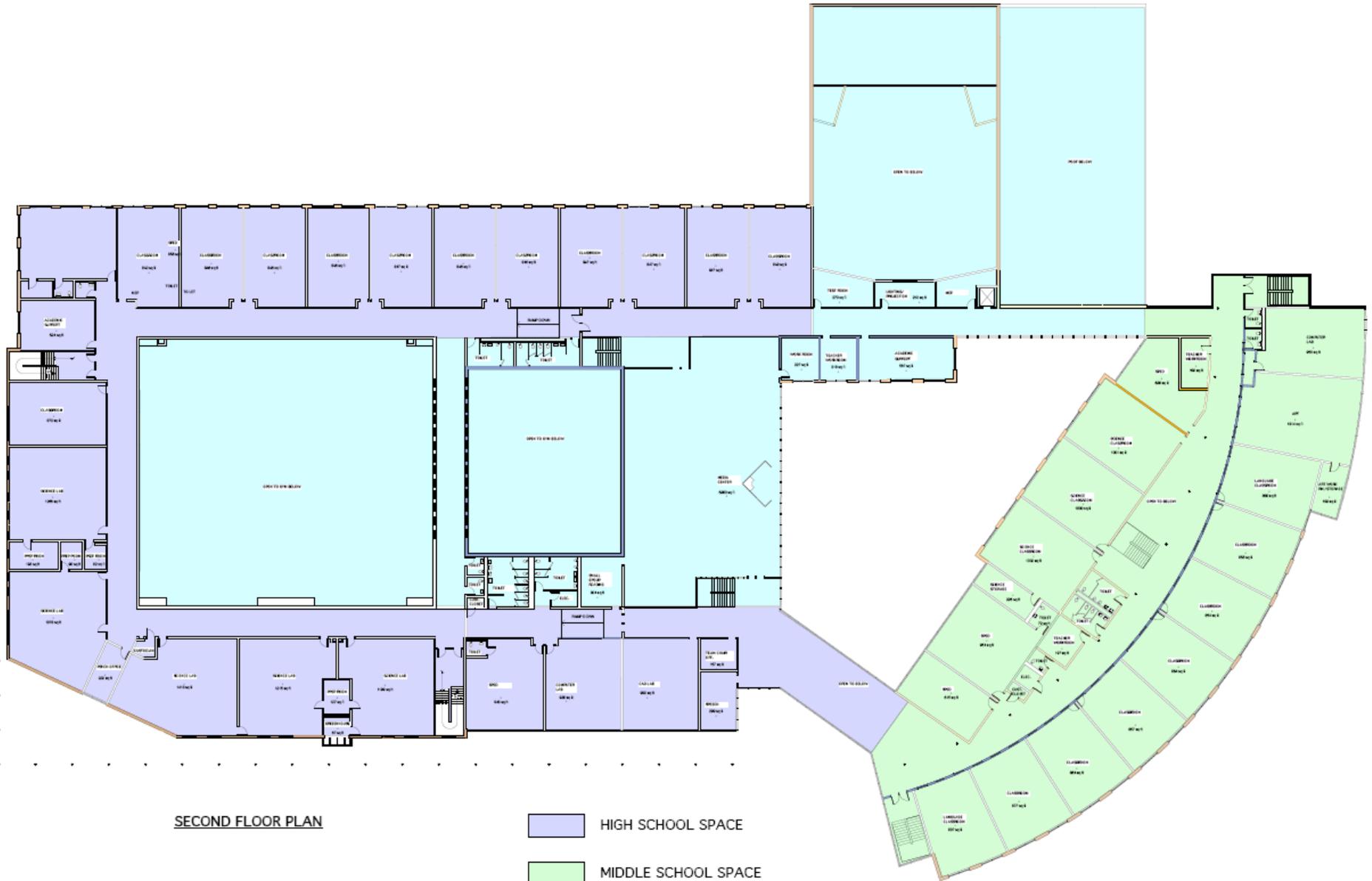


1st Floor





2nd Floor Plan



SECOND FLOOR PLAN

-  HIGH SCHOOL SPACE
-  MIDDLE SCHOOL SPACE
-  COMMON SPACE