

Uxbridge Public Schools

Office of the Superintendent
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George Zini
Superintendent of Schools

Donald R. Sawyer
Business Manager

January 27, 2010

Ms. Mary Pichetti
Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

Dear Ms. Pichetti,

Thank you for taking the time to meet on January 11, 2010 to discuss the building project options for Uxbridge Public Schools. I appreciate your support and consideration of a project, or projects, that address the PreK-12 facility needs of our district.

As requested at the January 11 meeting, we have developed plans for a high school renovation option that preserves as much of the existing space as possible, an addition to Taft Elementary School in order to house grades PreK-4, and a review of Whitin Middle School to house grades 5-8. Included in this submittal are:

- Plans for the High School, Whitin Middle School, and Taft Elementary School
- Cost analysis of this plan alongside previously submitted cost analysis for a new high school on Quaker Highway and a new high school on the existing site
- Operating cost comparison of three buildings with additions/renovations, four buildings with the construction of a new high school on Quaker Highway, and our present costs with three buildings plus rental space
- Financial impact of school choice out

The review and analysis of this option has highlighted the complexity of the issues and the advantages and disadvantages of every option. After meeting with the building principals to review the enclosed option, I want to note a few issues that remain unsolved.

Taft Elementary School

- A 900 student elementary school is very large
- Adequacy of gym space
- Traffic flow is already a problem and will be a greater problem with the additional students and parent pick-ups
- No fire lane access to rear of building
- Not enough staff parking

We look forward to reviewing our findings in more detail with the MSBA once you have had a chance to review internally and with your design consultant. Please know that we appreciate the work that the MSBA has done and continues to do in support of a resolution to the facility issues in the Uxbridge Public School system.

Sincerely,

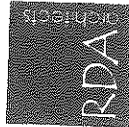

George Zini
Superintendent of Schools

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BOARD OF SELECTMEN
UXBRIDGE, MA

	New Construction Quaker Highway	Renovation Existing Building	New Construction Existing Site
Proposed Square Footage	123,000	130,000	123,000
Construction Duration (months)	24	36	24
Estimated Completion Opening Date	Sep-2013	Sep-2014	Sep-2013

TOTAL PROJECT COST SUMMARY

Construction Costs:			
Total Construction Costs	38,210,417	29,039,314	34,839,159
Construction Costs/Square Foot	311	223	283
Indirect Costs:			
Total Indirect Costs	9,475,521	11,517,949	9,306,958
Total Project Costs	47,685,937	40,557,262	44,146,117
Project Costs/Square Foot	388	312	359
Additional Projects			
Long term projects at existing HS	\$ 6,200,000		
HVAC System			
Windows (30% replaced - the non 1987, 1996 windows)			
Misc ADA Upgrades			
Reconstruct little league fields (not including land purchase)		\$ 500,000	\$ 500,000
Taft (Grades PK-4) Renovation/Addition		\$ 10,920,000	\$ 10,920,000
Whitin (Grades 5-8) Renovation/Addition		\$ 3,240,000	\$ 3,240,000
TOTAL COSTS	53,885,937	55,217,262	58,806,117
Budget costs			
Increase in operating costs	\$313,122/yr		
Projected school choice out savings	\$600,000/yr	\$313,000/yr	\$600,000/yr



Raymond Design Associates, Inc.
222 North Street, Hingham, Massachusetts 02043
Telephone 781-749-5350
Facsimile 781-749-5351

1-20-2010

New High School on Existing Site Scope of Work

- Demolish Existing High School after new High School is occupied.
- Two Baseball/Multi-Purpose field overlays
- One Football field (track option) with Bleachers built into existing fullside
- Relocate two of three existing Little League fields
- Maintain one of three existing Little League fields
- Loose the existing lower level Multi-Purpose field
- Resurface/Reconfigure existing parking lot

Addition at Taft Elementary School Scope of Work

- 14 Classroom Addition to house PK thru Grade 4.
- One-Story with potential lower level for toilet and storage facilities accessible from high school playgrounds at Little League level.
- Reconfigure parking lot for bus drop-off and maximum parking.

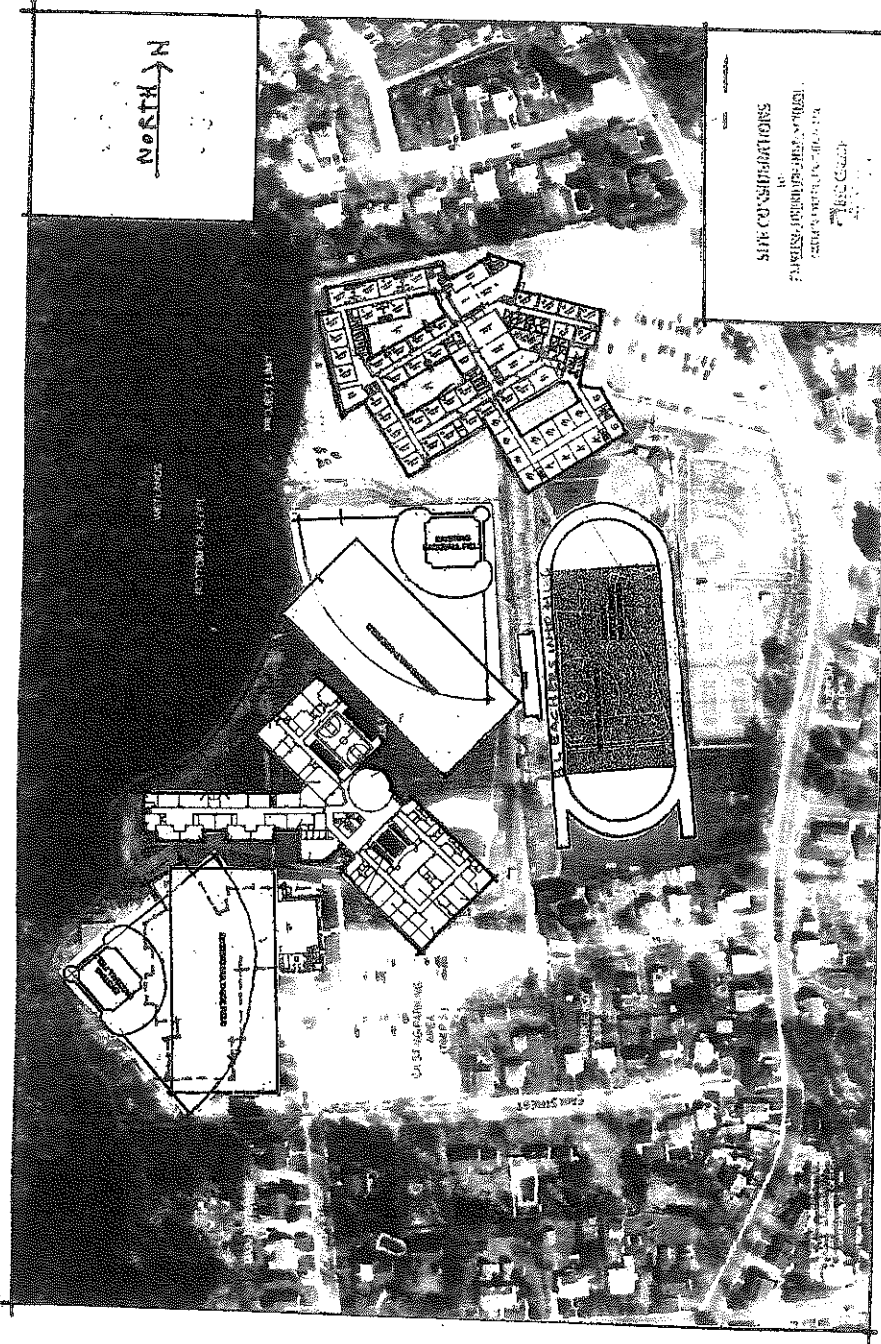


Figure 5.C: Existing High School - Project Area

EXISTING HIGH SCHOOL SITE / NEW BUILDING:

The physical property location is the same as for the Addition/Renovation alternative



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Add/Reno High School
Scope of Work

- Gym and Music Additions at Ux HS.
- Infill Second Floor at Gymnasium.
- Two Baseball/Multi-Purpose field overlays
- One Football field (track option) with Bleachers built into existing hillside
- Relocate two of three existing Little League fields
- Maintain one of three existing Little League fields
- Loose the existing lower level Multi-Purpose field
- Resurface/Reconfigure existing parking lot

Addition at Taft Elementary School
Scope of Work

- 14 Classroom Addition to house PK thru Grade 4.
- One-Story with potential lower level for toilet and storage facilities accessible from high school playgrounds at Little League level.
- Reconfigure parking lot for bus drop-off and maximum parking.

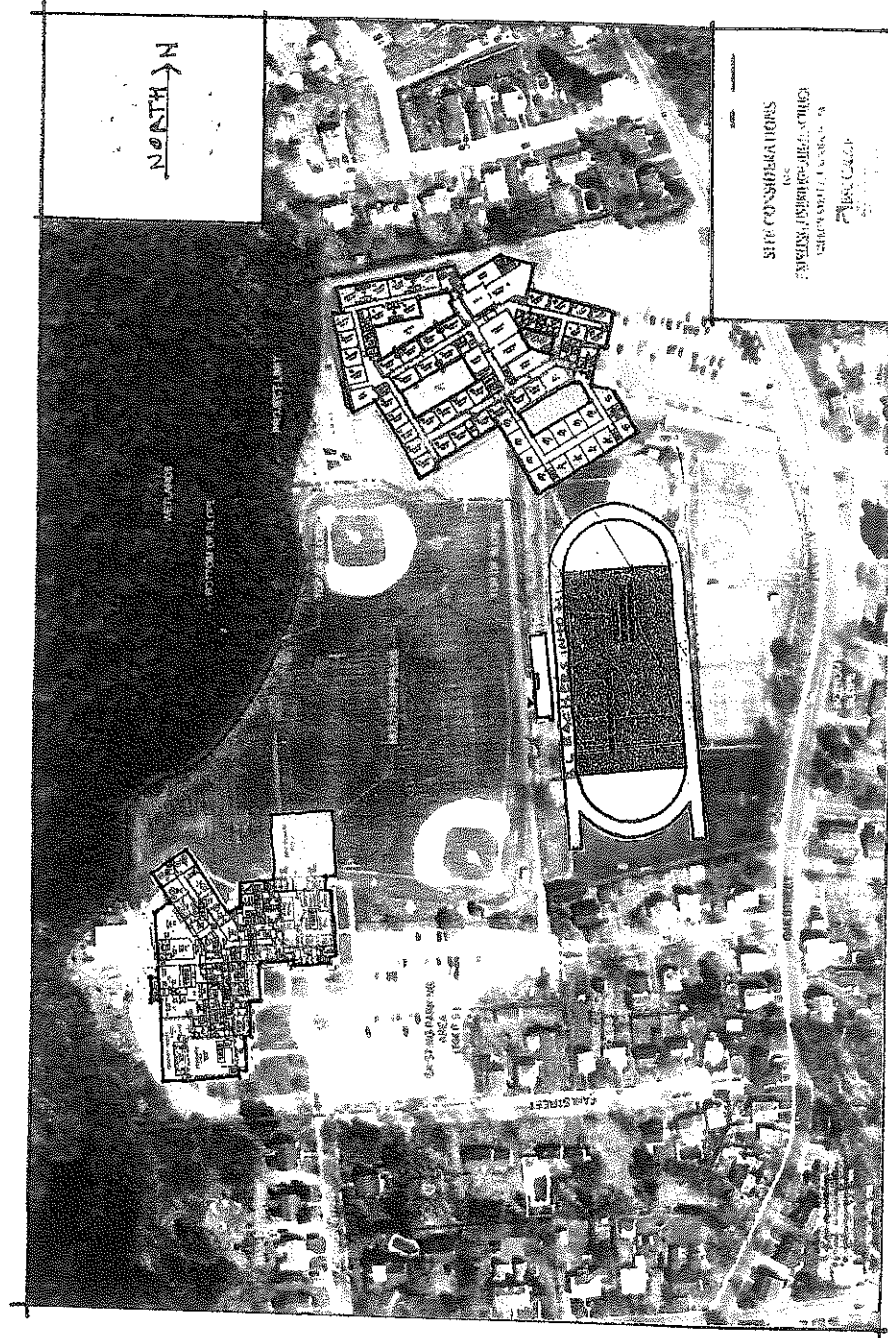


Figure 5.C: Existing High School - Project Area

EXISTING HIGH SCHOOL SITE

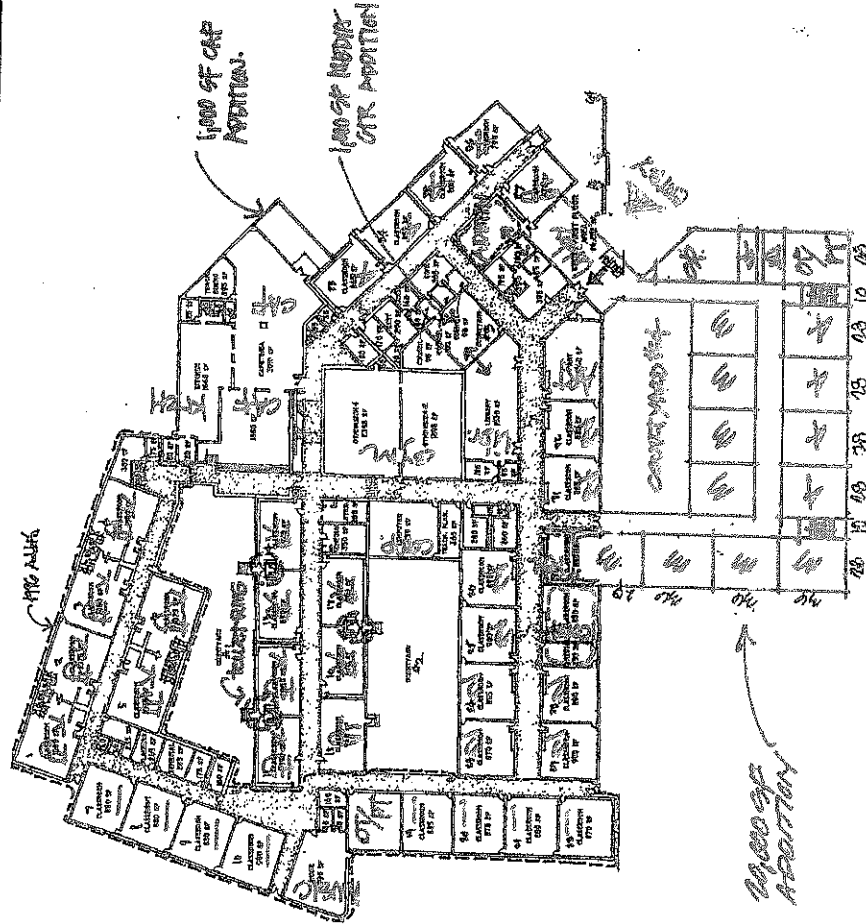


Taft Elementary School Square Footage Study

Grade Configuration	PK - 4
Enrollment	908
(additional pupils)	270
MSBA SF/Pupil	145 sf
MSBA Recommended GSF	131,660
Existing GSF	84,300
Potential Addition:	47,360
Proposed Addition:	20,000 sf
Existing Cafeteria SF	4690
Req'd: 3 lunches@15sf/pup	4540
Additional SF Required:	0
Provided:	1,000 sf
Existing Media Center SF	2110
Req'd: 600 Pupils per MSBA	3310
Additional SF Required:	1200 sf
Provided:	1,000 sf
Existing Gymnasium SF	4260
Req'd: 600 Pupils per MSBA	6300
Additional SF Required:	2040 sf
Provided:	- sf

Scope Also Required

- Electrical Service - Existing service is "maxed-out"
- \$100k Sewer Grinder Pump and 6 inch line to Ux HS
- or-
- Extend Taft sewer line 1/4 mile to town sewer main
- New Boiler - Existing boiler shot
- New Control System - Existing pneumatics shot
- Repair asphalt shingles on mansard roofs
- New Emergency Generator - Existing is at capacity
- Existing Fire Lane is destroyed and new is difficult
- Parking and Drop-Off will be extremely difficult



REQUIRES A
REMAINING WALL
* FUTURE HEAD
SUPPORT FOR
NEW HS FIELD
+ TRAIL (TRAIL + STAGE)

RDA
architects
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329 North Street
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02043

EXISTING CONDITIONS OF THE
TAFT ELEMENTARY SCHOOL
UXBUDOE, MASSACHUSETTS
1-20-2010

Drawn By:	MSA
Checked By:	CAF
Approved By:	
Drawing Scale:	1/4" = 1'-0"
Project Number:	
Date:	09-1-10

RDA
architects

Raymond Design
Associates, Inc.
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Hingham, MA
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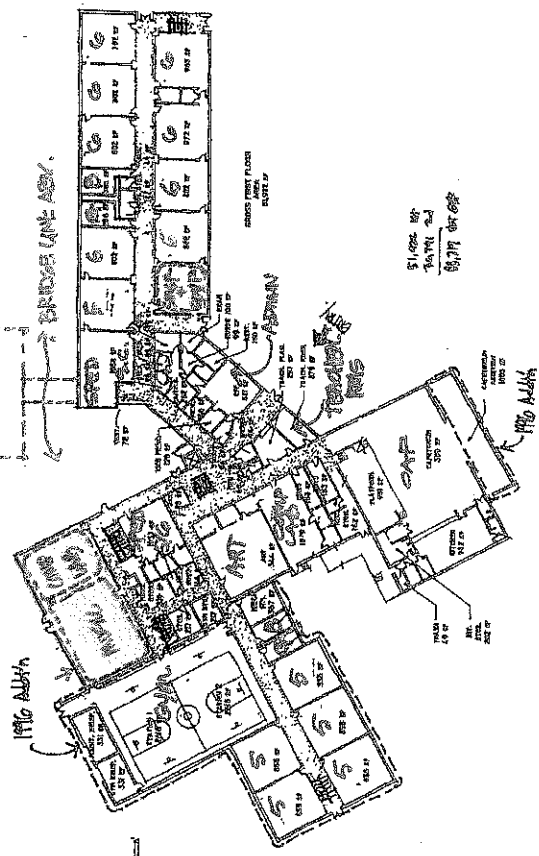
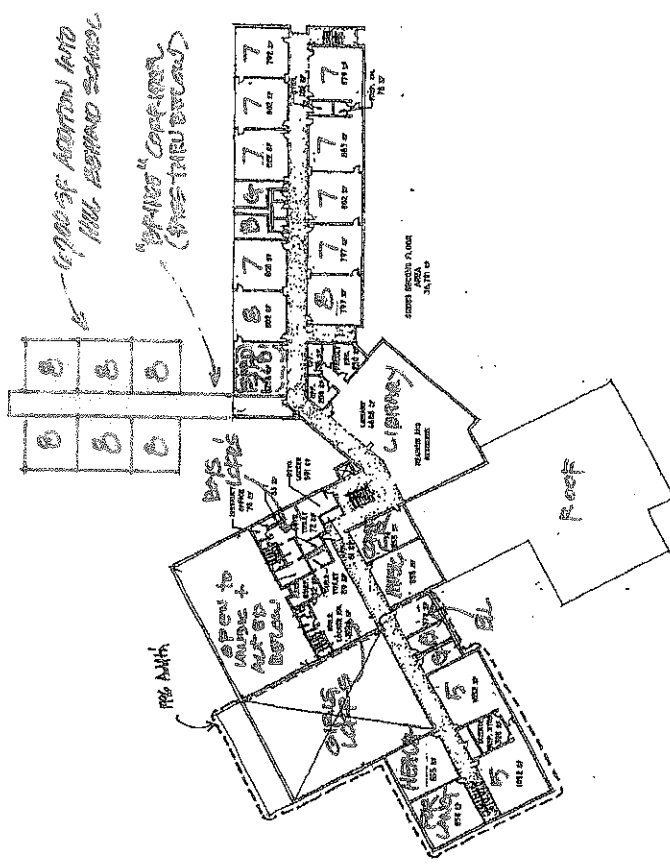
EXISTING CONDITIONS OF THE
WHITTEN MIDDLE SCHOOL
LUXBROOK, MASSACHUSETTS

NO.	DATE	DESCRIPTION
1	10/1/88	PRELIMINARY
2	10/1/88	REVISED
3	10/1/88	REVISED
4	10/1/88	REVISED
5	10/1/88	REVISED
6	10/1/88	REVISED
7	10/1/88	REVISED
8	10/1/88	REVISED
9	10/1/88	REVISED
10	10/1/88	REVISED

5-8 MIDDLE SCHOOL
88,719 SF EXISTING
6,200 SF ADDN 2ND FLOOR (NILL)
94,919 SF TOTAL (- 711 APTS = 133,950 / PUPIL)
V.
163 SF / PUPIL
PER MASS-
STANDARDS

Whitten Middle School
Square Footage Study
Existing Gymnasium SF 5232
Req'd: 750 Pupils per MSBA
Additional SF Required:
Provided: 318 SF

Scope Also Required
Windows - Replace windows in original part of building
(additions have new windows)



Annual Operating Cost Comparison - Uxbridge Public Schools

Expense Category:	Construction / Reconstruction Options			
	Current 3 Buildings	Renovations w/ 3 Buildings	+/- %	New High School w/ 4 Buildings
<u>District G & A Overhead</u>				
School Committee	\$ 34,451	\$ 34,451	0.0%	\$ 34,451 0.0%
District Wide G & A	\$ 2,721,884	\$ 2,721,884	0.0%	\$ 2,721,884 0.0%
DW Maintenance	\$ 224,767	\$ 249,508	11.0% maintenance per square foot of additional space	\$ 304,767 35.6% School & Field Maintenance Increase
<u>Taft Elementary</u>				
Building Admin	\$ 251,825	\$ 463,693	Add 1 Asst. Principal and 1 Support Staff	PreK - Grade2 \$ 312,567 Reconfiguration of existing staff from ELC. No additional costs.
Instructional Salaries	\$ 3,188,455	\$ 3,993,913		\$ 2,384,786
Support Salaries	\$ 523,527	\$ 741,092		\$ 476,882
Guidance / Counselors	\$ 50,013	\$ 50,013		\$ 24,773
Ed Supplies & Materials	\$ 79,925	\$ 105,615		\$ 65,279
Athletics	\$ -	\$ -		\$ -
Custodial Services	\$ 75,027	\$ 94,429	per square foot of additional space	\$ 75,027
Utilities	\$ 157,549	\$ 198,291	proportional increase	\$ 157,549
Total Elementary:	\$ 4,326,321	\$ 5,527,046	27.8%	\$ 3,496,863 -19.2%
<u>Whitin Middle School</u>				
Building Admin	\$ 275,572	\$ 275,572		Grades 3 - 5 \$ 214,831
Instructional Salaries	\$ 2,900,657	\$ 2,900,657		\$ 2,316,711
Support Salaries	\$ 520,655	\$ 520,655		\$ 391,218
Guidance / Counselors	\$ 185,750	\$ 185,750		\$ 70,552
Ed Supplies & Materials	\$ 89,600	\$ 89,600		\$ 62,193
Athletics	\$ 11,080	\$ 11,080		\$ 2,703
Custodial Services	\$ 78,943	\$ 84,461	per square foot of additional space	\$ 78,943
Utilities	\$ 145,159	\$ 155,320	proportional increase	\$ 145,159
Total Middle School:	\$ 4,207,416	\$ 4,223,095	0.4%	\$ 3,282,310 -22.0%

Annual Operating Cost Comparison - Uxbridge Public Schools

Uxbridge High School

	Grades 9 - 12	Grades 9 - 12
Building Admin	\$ 277,035	\$ 277,035
Instructional Salaries	\$ 2,544,223	\$ 2,544,223
Support Salaries	\$ 490,095	\$ 490,095
Guidance / Counselors	\$ 323,437	\$ 323,437
Ed Supplies & Materials	\$ 157,594	\$ 157,594
Athletics	\$ 92,600	\$ 92,600
Custodial Services	\$ 100,392	\$ 117,302
Lease	\$ 53,000	\$ 53,000
Utilities	\$ 201,036	\$ 234,898
		proportional increase

Total High School: \$ 4,239,412 1.2%

Early Learning Center

	PreK - K	
Building Admin	\$ 48,868	\$ -
Instructional Salaries	\$ 805,458	\$ -
Support Salaries	\$ 217,565	\$ -
Guidance / Counselors	\$ -	\$ -
Ed Supplies & Materials	\$ 25,690	\$ -
Athletics	\$ -	\$ -
Custodial Services	\$ 12,460	\$ -
Utilities	\$ 16,000	\$ -
Lease	\$ 120,000	\$ -
		No Lease Space required

Total Early Learning Center: \$ 1,246,041 -100.0%

New High School

Building Admin	\$ 277,035	\$ 277,035
Instructional Salaries	\$ 2,544,223	\$ 2,544,223
Support Salaries	\$ 490,095	\$ 490,095
Guidance / Counselors	\$ 323,437	\$ 323,437
Ed Supplies & Materials	\$ 157,594	\$ 157,594
Athletics	\$ 92,600	\$ 92,600
Custodial Services	\$ 93,450	\$ 93,450
Utilities	\$ 160,000	\$ 160,000
		\$ per square foot

Total New High School: \$ -

Grades 6 - 8

\$ 230,000	Additional Building Administrators
\$ 2,193,072	
\$ 393,647	
\$ 140,438	
\$ 67,743	
\$ 8,377	
\$ 100,392	per square foot of additional space
\$ -	No Lease Space required
\$ 201,036	

\$ 3,334,706 -21.3%

\$ -	
\$ -	
\$ -	
\$ -	
\$ -	
\$ -	
\$ -	
\$ -	
\$ -	
\$ -	No Lease Space required
\$ -	

\$ - -100.0%

Grades 9 - 12

\$ 277,035	
\$ 2,544,223	
\$ 490,095	
\$ 323,437	
\$ 157,594	
\$ 92,600	
\$ 93,450	
\$ 160,000	
\$ 4,138,434	

Annual Operating Cost Comparison - Uxbridge Public Schools

TOTAL DISTRICT:	\$	17,000,292	\$	17,046,169	0.3%	\$	17,313,414	1.8%
+ / - \$ vs. Current Operating Expenses:	\$		\$	45,877		\$	313,122	

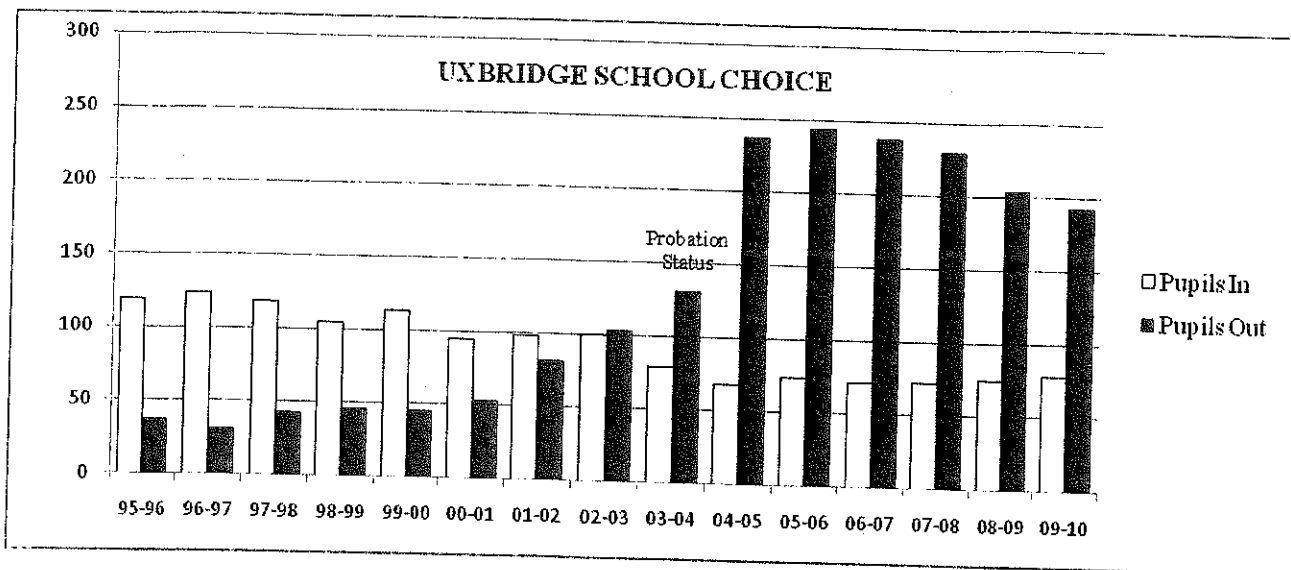
Total Building Cost Comparison								
(excludes District Overhead)								
Building Admin	\$	853,300	\$	1,016,300	19.1%	\$	1,034,432	21.2%
Instructional Salaries	\$	9,438,793	\$	9,438,793	0.0%	\$	9,438,793	0.0%
Support Salaries	\$	1,751,842	\$	1,751,842	0.0%	\$	1,751,842	0.0%
Guidance / Counselors	\$	559,200	\$	559,200	0.0%	\$	559,200	0.0%
Ed Supplies & Materials	\$	352,809	\$	352,809	0.0%	\$	352,809	0.0%
Athletics	\$	103,680	\$	103,680	0.0%	\$	103,680	0.0%
Custodial Services	\$	266,822	\$	296,192	11.0%	\$	347,812	30.4%
Utilities	\$	371,708	\$	406,611	9.4%	\$	462,708	24.5%
Lease	\$	173,000	\$	53,000	-69.4%	\$	-	-100.0%
	\$	13,871,154	\$	13,978,427	0.8%	\$	14,051,276	1.3%

Municipal Indirect Costs:

Irrigation	?	\$	15,500
Snow & Ice Removal	?	\$	34,500
		\$	50,000

Annual Operating Cost Comparison - Uxbridge Public Schools

Uxbridge School Choice



The chart above shows the negative impact that the failure to address the school facility issues in the past, coupled with our high school's NEASC Probation status, has had on School Choice.

Presently for the 2009-2010 school year, the following number of students (K-12) school choice out to the following school types:

Public School	193 students (cost of \$1.1 million to the district)
Private School	186 students (\$1 million lost Chapter 70 Aid)
Vocational School	203 students (cost of \$2.0 million to the district)
Total	582 students

Overall, the expectation is that the number of school choice out students will decrease over time with a construction project that ultimately removes our probation status. As shown on pages 1 and 2 of this document, the total increase in operating costs to the district for a fourth building would be \$313,122. A decrease of school choice out students by approximately 60 students, or approximately 10% of students choosing to attend other schools, would result in an additional savings of approximately \$313,000. Sixty students out of 582 is a very conservative number. It is not unreasonable that the construction of a new high school vs. an addition/renovation could result in a decrease of twice that number of students (120), over time, for a savings of over \$600,000.