

Town of Winchester  
Special Town Meeting



**ARTICLE 1**

To see if the Town will vote to appropriate a sum of money for architectural design services and for the construction of the McCall Middle School Expansion project, including the upgrading of building management and telephone systems, renovation of existing spaces, expansion of the cafeteria, and the construction of a four-story addition which includes general education classrooms, specialist work spaces, public toilets and other supplemental building, including all costs incidental or related thereto, as outlined in the February 2018 plans prepared by Flansburgh Architects, and for a traffic study and any associated improvements recommended therein, including but not limited to signalization, traffic calming, and signage, including all costs incidental or related thereto; to determine whether this sum shall be raised by borrowing, transfer from available funds or otherwise; to see if the Town will vote to provide that any appropriation and borrowing hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 21/2); or to take any other action relative thereto.

(Board of Selectmen, School Committee and the Educational Facilities Planning and Building Committee)

**MOTION:**

**MOVED AND SECONDED** that the Town hereby appropriates the sum of \$10,700,000 to be expended under the direction of the School Committee and the Educational Facilities Planning and Building Committee ("EFPBC"), for architectural design services and for the construction of the McCall Middle School Expansion project, including the upgrading of building management and telephone systems, renovation of existing spaces, expansion of the cafeteria, and the construction of a four-story addition which includes general education classrooms, specialist work spaces, public toilets and other supplemental building, including all costs incidental or related thereto, as outlined in the February 2018 plans prepared by Flansburgh Architects, and for a traffic study and any associated improvements recommended therein, including but not limited to signalization, traffic calming, and signage, including all costs incidental or related thereto; that to meet this appropriation, the Treasurer with the approval of the Board of Selectmen is authorized to borrow \$10,700,000 under Chapter 44 of the General Laws or any other enabling authority; that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; that the School Committee and the EFPBC are authorized to have joint oversight of said School Expansion project; and that the Town Manager is authorized to have oversight on the traffic improvements project, and that in accordance with Section 4-2 of the Winchester Home Rule Charter the Town Manager shall have the authority to enter into contracts and approve payments with respect to said project; provided, however, that this vote shall not take effect until the Town votes to exempt from the limitation on total taxes imposed by G.L.c.59, §21C (Proposition 2½) amounts required to pay the principal of and interest on the borrowing authorized by this vote.

*(2/3 Vote Required)*

## **Background**

The July 2017 School Facilities Master Plan (“Master Plan”) identified space shortages and deficiencies at McCall Middle School as an urgent/top priority. A ten-year district enrollment increase of over 17% has created a critical shortage of classrooms and other educational spaces. For example, a portion of the McCall library has been partitioned for instructional spaces, the cafeteria is very undersized for the population, and all teacher workrooms/meeting spaces have been converted to instructional use. A projected enrollment increase of over 150 additional students in grades 6-8 by the 2021-22 school year, as well as 21st century academic program improvements, requires more space.

The Master Plan calls for a two-phase expansion of McCall Middle School, with Phase I primarily a conversion of existing space and Phase II primarily new addition/s. Fall 2017 Town Meeting approved \$1.45M for the completion of design and construction of Phase 1 and \$187,500 for the schematic design of Phase II. Phase I design was completed in January, and construction is scheduled to begin late this Spring for completion in September 2018.

This Special Town Meeting article seeks approval of the funding needed to complete design and construction of Phase II for occupancy by September 2020. Project funding is further contingent upon the outcome of a debt-exclusion override question on the Spring 2018 election ballot.

## **Phase II - completion September 2020**

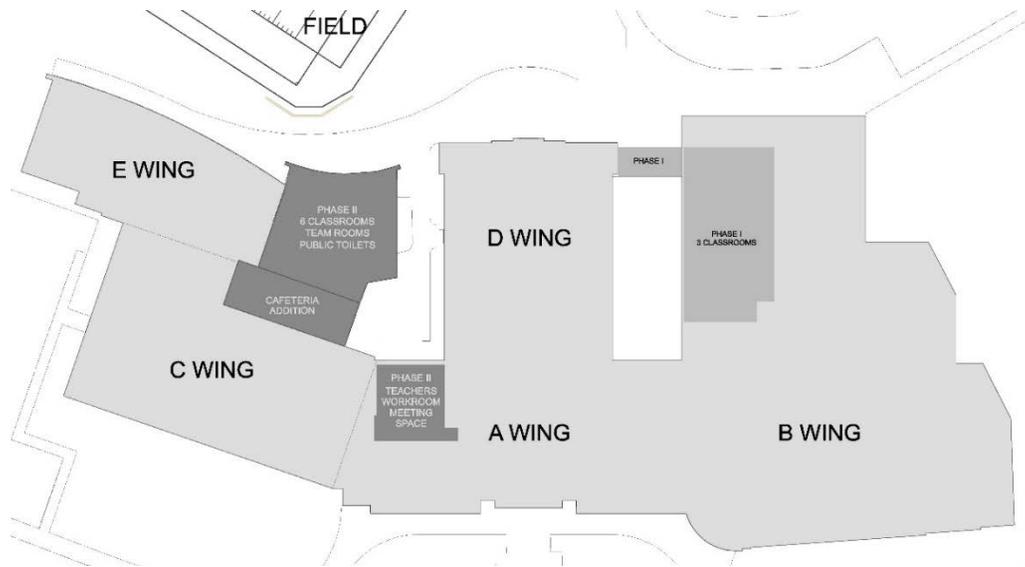
- Multi-story, six-classroom addition (*originally envisioned at rear of 1998 Library Wing*)
- Expansion of existing cafeteria to meet Life Safety Code occupancy requirements
- Lower-level athletic program team rooms and public restroom facilities (*off of E-Wing*)
- Renovation of an undersized former classroom (now storage) into teacher workroom/meeting space

To facilitate September 2020 completion, 2017 Fall Town Meeting funded the schematic design of Phase II to better define a scope of work with a detailed cost estimate. As of this printing, Flansburgh Architects’ working group (“Working Group”) are nearing the end of Schematic Design and have prepared preliminary “Construction Cost” and “Project Cost” estimates (any changes to these figures will be shared in advance of Special Town Meeting):

## **Design Evolution**

The core program components of Phase II from the Master Plan include: a multi-story six-classroom addition, expansion of the existing Cafeteria, new athletic team rooms, and additional public toilets accessible from the exterior to support events at Knowlton Stadium and Manchester Field. Although the Master Plan—and previous presentations to Town Meeting—suggested the classroom addition be located off of the current Library Wing (completed 1997), the Working Group explored other options and ultimately settled on an addition off of the existing E-Wing (completed 2007). This shift in location:

- co-locates the multi-story addition and team rooms with the required cafeteria expansion
- consolidates major excavation and foundation activity to one area instead of two
- leaves unaltered the existing Library Wing and its period architectural details
- removes construction from student dismissal areas and the bus loop



### Construction Cost and Project Cost

Construction Cost is primarily the cost of hiring a contractor, including materials, labor, general conditions and the contractor’s overhead and profit. As Town Meeting members may recall, the remodeling of a former typing classroom (1970s) into a present-day teacher workroom/meeting space was pulled out of Phase I scope and is now included in Phase II. The cost of this remodeling is approximately \$105,000. With this element now included, the Construction Cost for Phase II of the McCall Expansion Project per the Master Plan space program is now estimated at **\$7,275,736**.

Construction Costs do not include all items and expenses needed to build a project. Contingencies for unforeseen issues, architecture/engineering fees, owner-provided items (such as furniture, fixtures and equipment), testing/inspectional services, builder’s risk insurance and project management costs are carried in the Project Cost. For this project, the Working Group, School Committee, EFPBC and Board support a Construction Contingency of \$745,074 and Owner’s Contingency of \$340,000. The design team’s fee to complete Construction Documents and see the project through completion is estimated at \$875,000 at this time.

### Additional Scope

With the school department and DPW, the design team identified building/system upgrades that are needed now and which would be more expensive to address after project completion. The Working Group and EFPBC vetted these elements and supports their inclusion in the project:

Cat 6 Phone System Upgrade with new phones – McCall’s existing building-wide phone system is a failing patchwork of Cat 3, Cat 5 and Cat 5e cabling with outdated hardware that is unreliable. Rather than patch another subsystem for Phase II spaces into the existing system, the project includes a re-cabling of the building and new phones similar to that installed at the Vinson-Owen school (completed 2012) and Winchester High School (completed 2015-17). Cost is estimated at \$145,000.

Building Management System Upgrade – to ensure efficient operation of McCall’s mechanical/HVAC/plumbing systems, the project includes an upgrade that will allow Phases I and II and the E-Wing (completed 2007) to be managed by DPW remotely (similar to the Vinson-Owen school and Winchester High School). Cost is estimated at \$100,000.

## Traffic & Safety Improvements

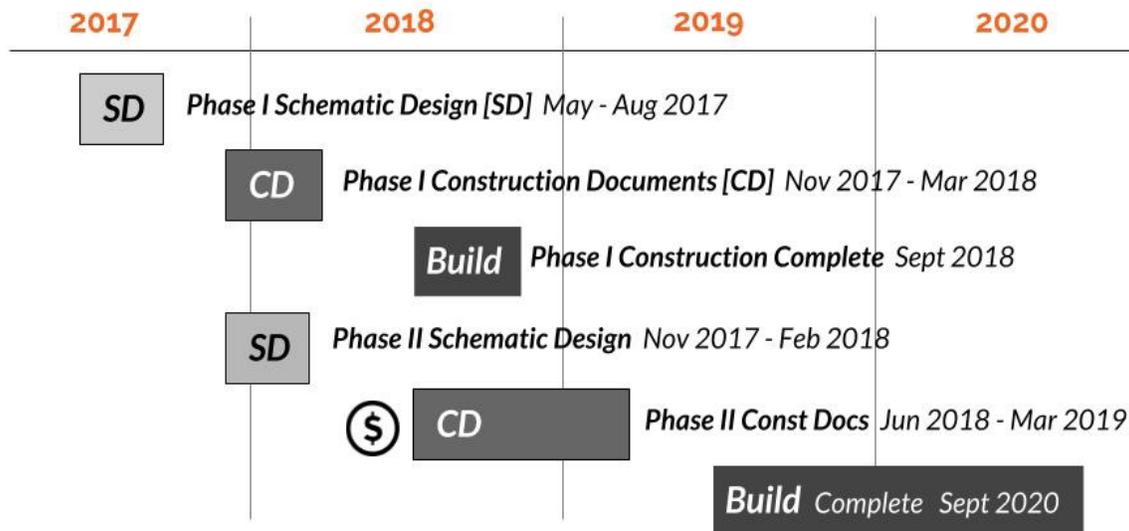
Out of concern for existing pedestrian, bicycle and vehicular traffic challenges at McCall Middle School and the understanding that rising enrollment brings more student and car volume, the Board and Town Management have included in the funding request an allowance of \$500,000 towards implementing recommendations of the project's traffic consultant. These recommendations may include signage, curbing, roadway striping and signalization, pedestrian crosswalks, bicycle accommodation, and traffic calming measures.

### Project Cost Summary

Construction Cost	<i>(Phase II Master Plan scope/program)</i>	\$7,170,736
	<i>with Teacher Workroom/Meeting Space</i>	<u>\$ 105,000</u>
		<b>\$7,275,736</b>
Contingencies <i>(Construction &amp; Owner's Contingencies)</i>		\$1,085,074
Design and Engineering Fees		\$ 875,000
FF&E and Technology		\$ 112,000
Additional Scope <i>(Bldg Mgmt System, Cat 6 phone upgrade)</i>		\$ 245,000
Additional Project Costs <i>(consulting, testing, management)</i>		\$ 512,035
Builder's Risk Insurance		<u>\$ 92,000</u>
Phase II McCall Expansion Project Cost . . . . .		<b>\$10,196,845</b>
Traffic & Safety Improvements . . . . .		<u>\$ 500,000</u>
<b>Total Estimated Cost:</b>		<b>\$10,696,845</b>

### Overall Expansion Project Schedule

Thanks to the support of 2017 Fall Town Meeting, Phase I of the McCall Expansion Project is underway and on schedule for Fall 2018 completion. If funded, Phase II design work will resume in April and continue until the Project is bid in early 2019. Construction will begin in late Spring/early Summer 2019 and will continue during the 2019-20 school year and subsequent Summer 2020 for completion by the start of the 2020-21 school year in September. The overall project schedule for both phases of construction (from Fall 2017 Town Meeting) is provided, below.



Ⓢ = Spring 2018 Debt-Exclusion Override

All public school sixth through eighth grade students town-wide attend McCall Middle School for the preparation they need for success in high school and beyond. This proposed expansion project will enable the Winchester Public Schools to meet the academic and space needs of these students in a thoughtful, cost-effective and efficient manner.

### **Additional Resources**

For more information on both phases of the Expansion Project, including floor plans, exterior schematic renderings and cost details, please visit [www.tinyurl.com/McCallExpansionProject](http://www.tinyurl.com/McCallExpansionProject). Links to the project webpage can also be found on the Town homepage ([www.winchester.us](http://www.winchester.us)) as well as the homepage of the Winchester Public Schools at [www.winchesterps.org](http://www.winchesterps.org).

### **Update on Muraco and Lynch Elementary Schools**

McCall is undersized for current and projected enrollment, but the building as a whole is in good physical condition -- unlike Lynch School and Muraco School, which need both classroom additions and renovation/replacement of major systems. The Master Plan recommends a focus on these larger, more costly elementary school projects in seeking funding from the Massachusetts School Building Authority (MSBA). In April of 2017, the School Committee and Board of Selectmen jointly submitted to the MSBA Statement of Interest forms for the reconstruction/replacement of the Lynch and Muraco schools. The district was informed by the MSBA in December that it had declined the district's SOIs. The MSBA next accepts applications for project funding in the spring of 2018 and the School Committee intends to resubmit the applications for both schools for funding consideration.