

Office of the Superintendent
Acton-Boxborough Regional School District
16 Charter Road
Acton, MA 01720
www.abschools.org

To: Acton-Boxborough Regional School Committee
From: Glenn A. Brand, Superintendent of Schools
Date: November 15, 2016
Re: Capital Planning Update

As you know, the District has been engaged in extensive work related to capital and infrastructure planning. This work is multifaceted and pertains to three broad areas:

1. *Short Term Capital Needs* – those items that we strive to address within the annual operating budget. To support this work, the plan is to increase the total financial commitment to support the operating budget by \$250,000 for each of the next few years.
2. *Medium Term Capital Needs* – those items that are included within the Capital Improvement Plan (C.I.P.) and that the District will need to address over time regardless of any future building/renovation project to support the long-term operation of our buildings.
3. *Long Term Capital Needs* – this area of capital includes potential building/renovation projects.

I expand on these areas below, drawing attention to a number of additional resource documents that have been included herein.

A. Short Term Capital Needs

There are two areas that collectively fall into the ‘bucket’ of short term capital needs:

i. Annual Capital Related Needs Determined By District Leaders

Each year there are a number of capital-related items that leaders across the district identify. These emerging capital requests might be considered more program based and/or represent the types of priorities that reach the financial threshold of capital projects that the administration believes is necessary to support the actual operation of our programs and services. They are generally not projects that Dore & Whittier studied as part of their investigation of our district.

Examples include technology, communication systems such as Public Address (PA) systems, or smaller projects within schools.

These are gathered annually as part of the budget process and the planning for FY18 is no exception. The administration has gathered these requests and is in the process of thoroughly reviewing them.

ii. High Priority Items Included Within the Capital Improvement Plan

The recent study of our buildings and infrastructure needs by Dore & Whittier culminated in a Capital Improvement Plan (C.I.P.) that included over 800 identified items. Work has begun 'behind-the-scenes' and with the Capital and School Needs Committee to review this list.

Please note that the cost estimates included as part of this plan reflect those of the consultants and the work of their cost-estimators. Possible reductions for projects where costs can be offset by grants, additional outside funding sources, reduction in 'soft costs' (i.e. project management costs that otherwise would have to be expended in the absence of having an in-house facilities leadership team) and/or in-house labor costs are all factors that still need to be analyzed.

Mr. Head has now prioritized this list of items according to those most critical to attend to in the very near future (see attached document entitled "Highest Priority Items from the C.I.P."). The items on this list are those capital projects that were identified as 'Priority One' projects in the C.I.P. and represent what we believe are the most pressing for the district to pursue as soon as possible and as soon as funding is available.

As I think about planning for FY18, these two broad areas will collectively contribute to our capital resource commitments for next year and will be limited by the total available funding within the appropriated budget.

B. Medium Term Capital Needs

As indicated, the C.I.P. identified over 800 individual items in a variety of categories. Since this report was received in January, 2016, Mr. Head has begun to review these items and has broken them down into categories as shown on the attached worksheet (see C.I.P. Summary Sheet).

These are items that are included within the C.I.P. and that the District will need to address over time regardless of any future building/renovation project(s) to support the long-term operation of our buildings. Depending upon the final determination of a future building/renovation project, this list will expand and also need to include a more comprehensive list of medium-to-longer term items that address deficiencies within those buildings that will not receive attention through a project.

Within this review process, Mr. Head has identified those that we are considering 'solid' projects - projects that are necessary to maintain the long-term viability of our infrastructure. This list of solid projects has been associated with each building and can be seen in the summary sheet attached (see attached *Solid Projects Broken Down By Location*).

C. Long Term Capital Needs

The long term capital needs of the District are associated more with the large-scale potential building/renovation projects. Currently, these efforts include two primary activities:

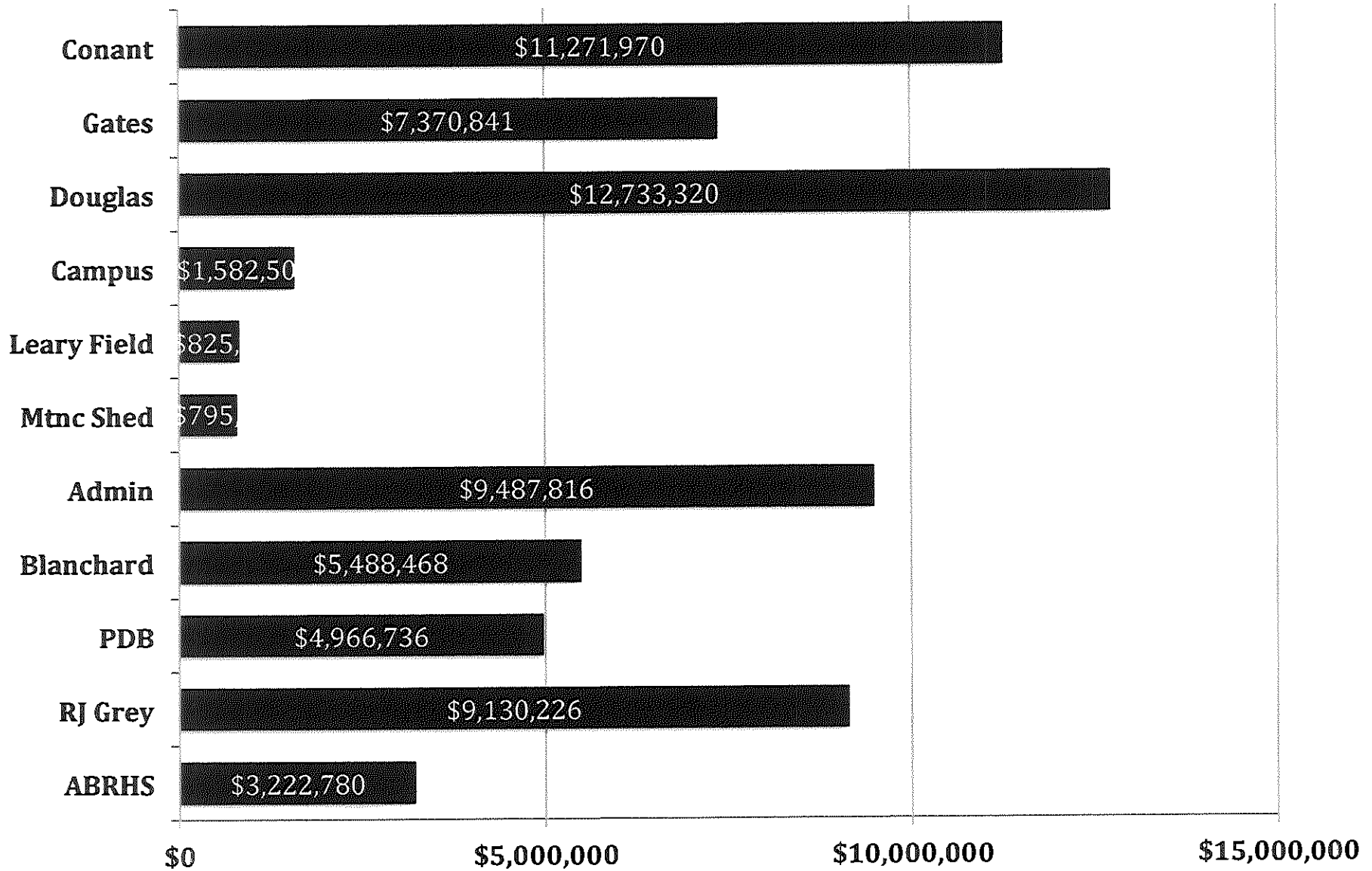
i. Submission of Statements of Interest to the Massachusetts School Building Authority

In the spring of 2016 the School Committee authorized me to submit three (3) Statements of Interest to the Massachusetts School Building Authority (MSBA). These applications represent the District's efforts to seek some form of potential financial partnership with the state's grant program to help offset costs associated with the tremendous repair and renovation necessary at the Douglas, Gates and Conant elementary schools. We received notification from the MSBA in September that they wanted to visit and tour the Douglas School as that was identified as our priority project.

ii. District Master Plan Study

The District has been working closely with Dore & Whittier as they assist us in developing a District Master Plan Report. This report, expected to be delivered to the School Committee on December 8th of this year, outlines a number of building options that we may wish to consider further as we move forward.

Category	Category Description	Number of individual items in category	Cost estimates of items in category
In-House	Projects placed in the in-house category are projects that we can tackle with our own expertise and labor. The cost for items in this category vary as it is dependent on the equipment and supply cost associated with the item making it difficult to estimate how much less expensive the project cost will be if done in-house. I believe it is safe to say that our cost to complete these items would be 35% - 45% less the cost.	90	\$1,938,930
Preventative Maintenance	Projects placed in this category are [projects that ABRSD currently budgets for in our operating expenses and are executed on an annual basis, quarterly basis, bi-annual basis, or as needed depending on the specific project.	41	\$1,384,421
Completed	Items in this category have been completed since the phase 1 report was completed.	18	\$656,633
Solid Projects	Projects in this category are the most relevant necessary projects presented on the CIP list. The project has high merit and the price estimates and descriptions seem to be of high quality after initial analysis	416	\$66,875,400
Pricing Concerns	Projects in this category may be relevant needed capital improvement projects but the pricing seems to be off based on our experience and therefor the totals in the CIP collectively can become skewed. Further price investigation is recommended on projects deemed necessary.	9	\$7,817,512
Exploratory	Projects in the exploratory category are generally just that and include "investigations" or "studies" into problems that may or may not exist. Usually associated with HazMat.	118	\$11,679,653
Needs Work	Projects in this category are not fully cooked. In most cases ABRSD and Dore and Whittier need to get together and discuss these projects so there is a clear understanding to the necessity, scope, and estimates.	58	\$10,772,932
Unnecessary	Projects in this category are projects that I do not think we will get to given the realities that face us annually. Largely nice to have rather than need to have items.	81	\$14,142,309
		831	\$115,267,790



Project	Description	Estimate	Notes
Blanchard Boiler and Pumps	Currently the boilers at Blanchard have two cracked sections caused by thermal shock and the associated circulator pumps lack Variable Frequency Drives. This project is a must do.	\$189,750	This project will receive rebates from the gas utility. We will also see a price off set using in house labor and state contract purchasing. Exact project budget will be available prior to budget Saturday.
Leary Field Turf	Turf at Leary Field was installed in 2004. This was one of the first installations in Massachusetts with an estimated life of 8 to 10 years. We have gotten (assuming spring season 2017 included) 13 years out of our original installation. Recent GMAX testing results present concerns around hardness of surface at 9 of the 10 locations tested. The remediation would be to add infill, unfortunately we can not add infill due to the lack of turf fiber which has been degraded by exposure to ultraviolet light.	\$450,000	Spoke with a contractor as well as Gale Engineering to verify cost and was given the following based on current bids from this summer. Turf \$4.00 per sq ft * 80,000 sq ft = \$320K add \$30k for disposal, add \$50k for incidental drainage and grade issues, add \$40k for professional services which would come to a project total = \$440,000.
Conant Heaving	Corner of the building is heaving causing the brick to crack and separate.	\$75,000	Price based on civil site engineer who evaluated the building for life safety. Local building inspector would like to see this project completed.
Administration Moves	Moving remaining Central Office employees from the Jr High into the Administration building.	\$35,000	Project would include associated moving cost as well as minor renovation where necessary.
Maintenance Shed Assessment	This project would evaluate the Maintenance Shed specifically by way of a site assessment, review programming, and create a very rough schematic design.	\$26,000	Official quote from architect

Project	Estimate	Project	Estimate
* Blanchard Boiler and Pumps	\$189,750	* Leary Field Turf	\$450,000
* Conant Heating	\$75,000	* Maintenance Shed Assessment	\$26,000
PDB Hot water heater and piping / mixing valve	\$69,000	ABRHS Auditorium Ceiling and House Lights	\$419,017
Leary Field Lights	\$400,000	Blanchard Domestic Hot Water	\$43,125
PDB Brick sills re-point and flash	\$545,186	HS Pool HVAC	\$330,000
HS Pool Bleachers and Guardrails	\$138,375	Snow load and wood rot repair blanchard gym RJ Grey	\$61,055
RJ Grey Gym Floor	\$200,000	Campus Master Plan Improvements (sidewalks, signage, roads)	\$1,552,500
ADA Access Leary Field	\$220,000	RJ Grey HVAC Controls	\$86,250
Re-key all facilities enhance locking abilities	\$420,000	PDB chiller	\$427,500
Blanchard DDC Controls	\$555,000	Blanchard Concrete / Asphalt	\$203,895
Admin repave drives	\$82,800	Admin replace walks and front entrance area	\$103,500
Admin roof	\$1,293,750	Admin ADA Full	\$1,336,025

Items listed above total \$9,227,728

* These items are also included on the FY'18 project short list document

** Please note that this list purposefully does not include CIP projects from Conant (with the exception of securing the corner of the building as an immediate need), Douglas, or Gates. Projects associated with these buildings will be evaluated once there is a clearer understanding of the direction the District is going in as it relates to long term master planning.