

Sharon High School MSBA Building Opportunity

Sharon High School has been invited into the Massachusetts School Building Authority (MSBA) building process!

Schools are selected and prioritized based on health & safety, overcrowding and ADA concerns, among others.

Once accepted into the process, communities have a limited time opportunity to renovate or build a new high school with a significant subsidy from the state of MA.



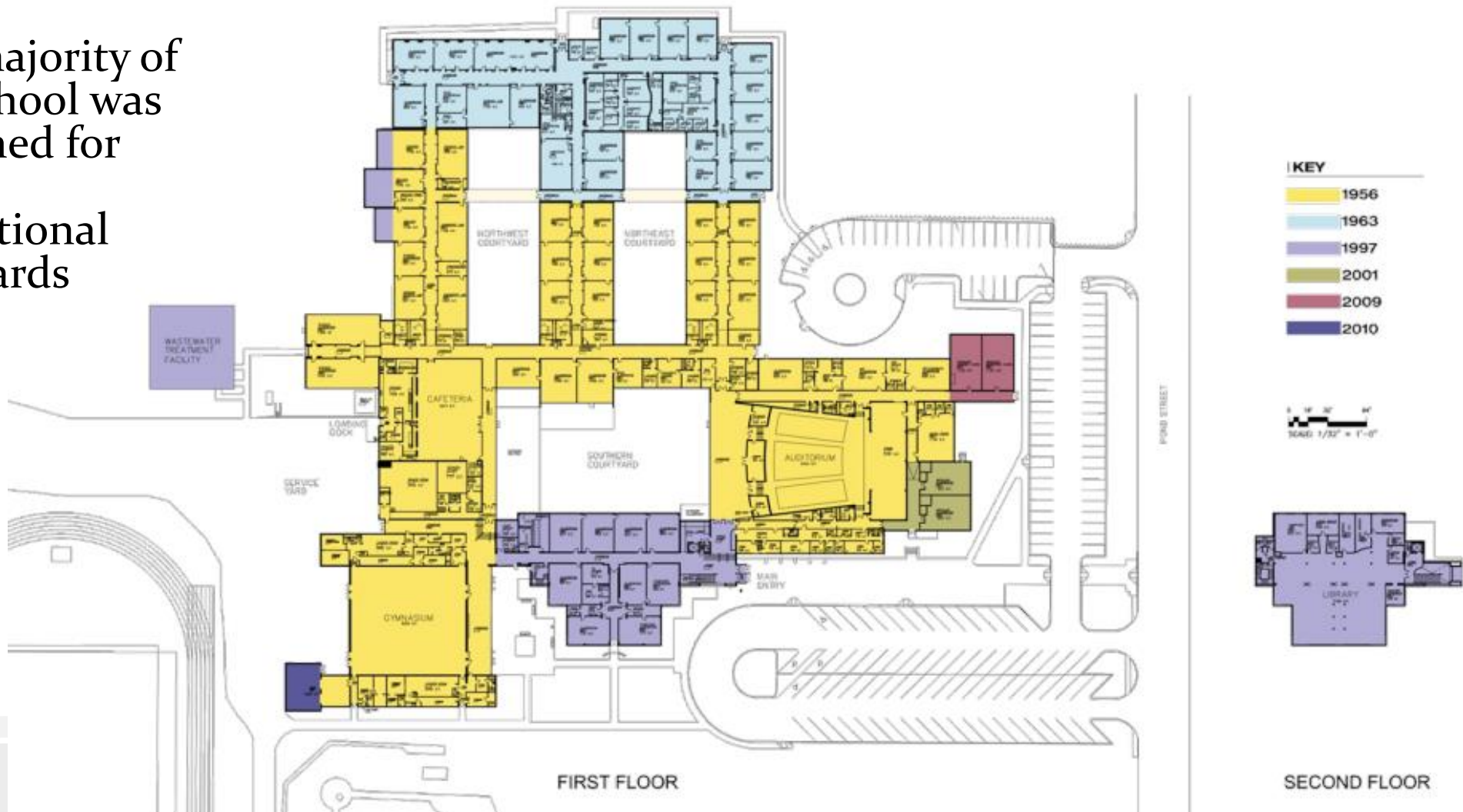


Why Do We Need a High School Building Project?

- SHS is NOT compliant with the American Disability Act (ADA)
- Overcrowding - inadequate size for current enrollment
 - According to the MSBA the square footage of SHS is appropriate for 895 students – current enrollment is 1085 and growing
 - New England School Development Council projects enrollment of 1376 in 10 years
 - Many students must eat lunch in the hallway
 - Science classrooms lack appropriate space and equipment for today's education standards
 - Facility lacks adequate group work spaces for today's educational needs
- Significant mechanical updates are required and the facility has age-related issues that must be corrected
- Due to its lack of ADA compliance, facility deterioration and mechanical systems, SHS is facing expensive deferred maintenance and code required upgrades. **A 2014 Existing Conditions Study found that well over \$23 million in basic repairs are needed in short order. Without the MSBA involvement, the town will not be reimbursed for any of its expenses.**

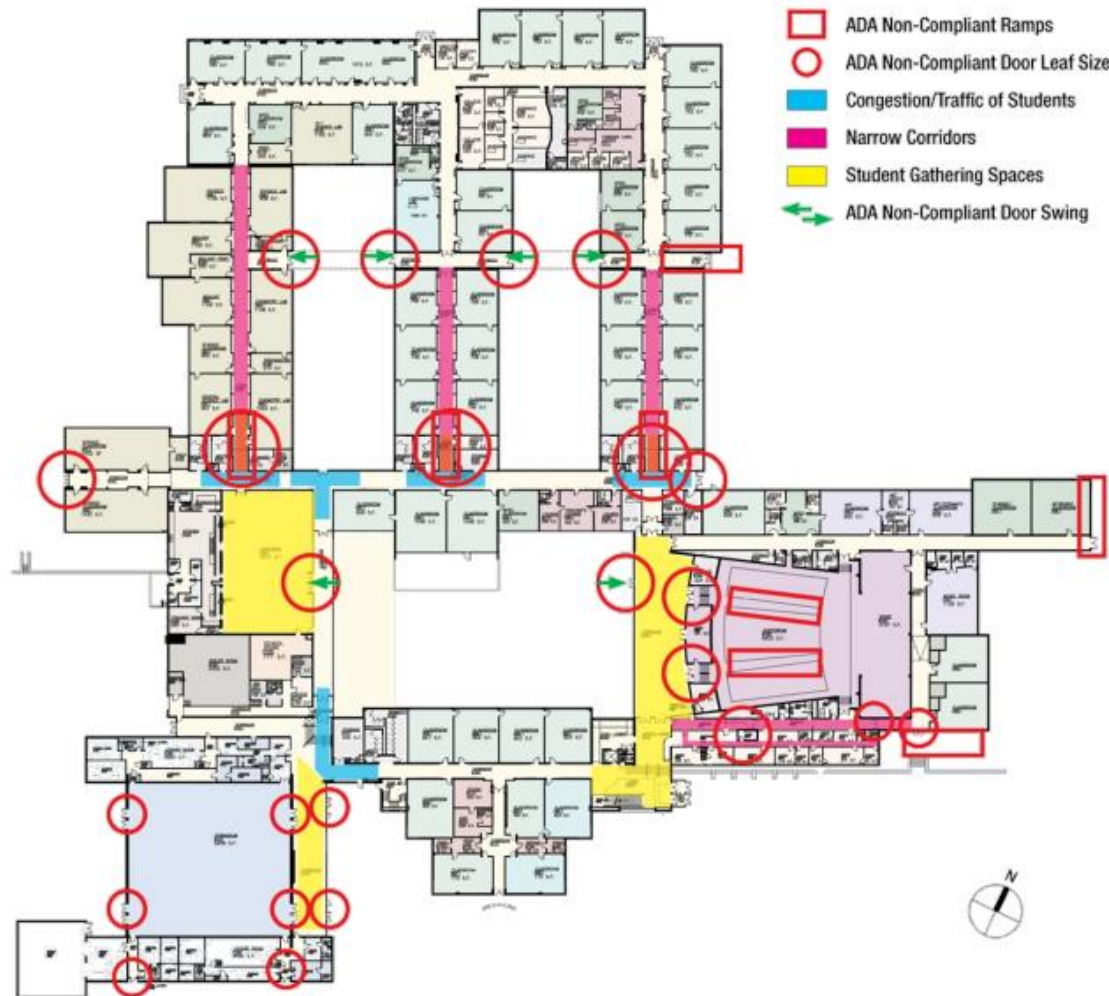
Construction/Renovation History

- The majority of the school was designed for 1956 educational standards



SHS ADA Compliance Issues

- Areas with red circles and squares are NOT ADA compliant



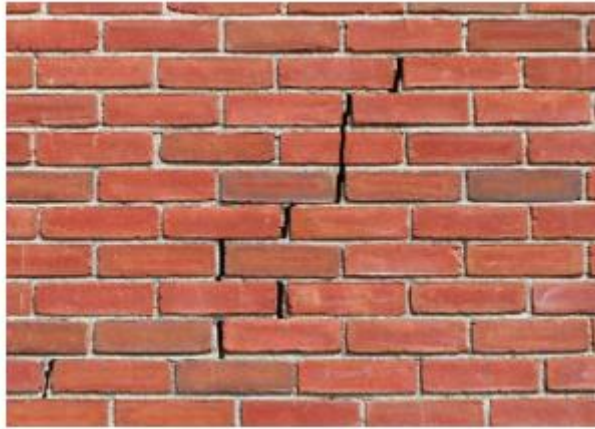
How Does SHS Compare to MSBA Requirements?

- Areas in maroon do NOT meet MSBA requirements



Aging Building Needs Repair

- Bricks, windows and doors are cracking - allowing water into the building
- North courtyard covered walkway cannot be used because it is dangerously rusted
- A cafeteria refrigerator is outdoors due to lack of space



Cosmetic & Safety Issues Need Upgrades

- Service tunnels periodically have 1 – 2” of standing water
- Missing and damaged flooring
- Damaged and bowing ceiling tiles
- Acid waste system in shared closet without ventilation or emergency shower – adjacent to the cafeteria



Aging Mechanical & Electrical

- Electrical has exceeded useful life and is at capacity – breakers are no longer manufactured for 1956 panel
- Generator is beyond capacity and SHS is the only emergency shelter for the town
- Boiler is 22 years old
- Most building systems are at the end of their serviceable lives



Panels that exceed useful life



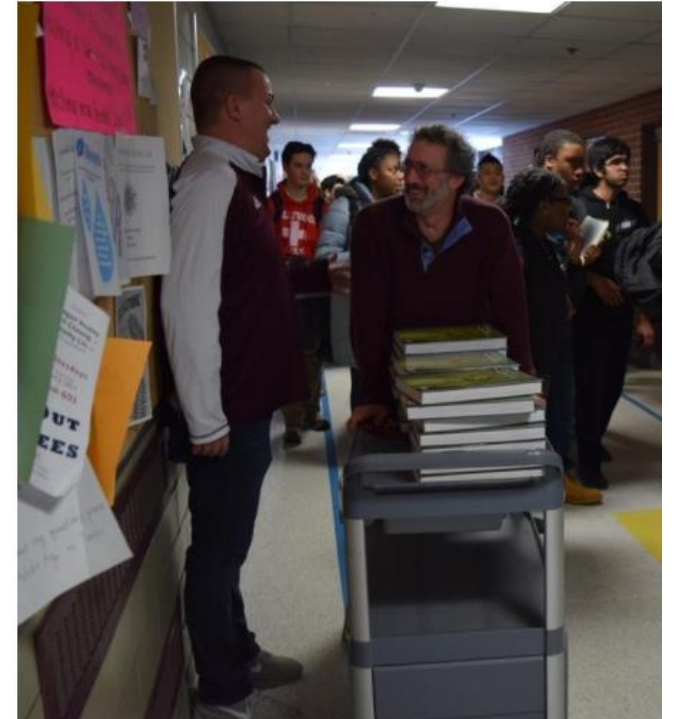
air handling unit



roof mounted fume hood
exhaust utility fan is in very poor condition and should be replaced.

Insufficient Space

- Not ADA complaint - students in wheelchairs cannot access necessary portions of the building
- Students regularly have to eat lunch in the hall
- Science labs are in converted classrooms that are too small and do not meet MSBA size and safety requirements
- Insufficient classrooms mean teachers must roll supplies and change classes with students – this decreases learning time
- Students seeking extra help after school do not know where to find their teachers



*Photos courtesy of Sharon Advocate



What Does the Feasibility Study Do?

The Study is broken up into several distinct content areas and deliverable categories that follow MSBA standards and procedural guidelines

- Educational needs/space needs assessment
- Assessment of existing conditions.
- Creating conceptual options
- Narrowing options
- Creating probable costs for those options
- Submit most cost effective and educationally appropriate solution to MSBA for approval
- If approved enter into Schematic Design to establish project costs

The November 6, 2017 vote is only for funding the Feasibility Study

- The vote on funding the building project will be a year after the feasibility study funds are approved and the study has been completed



Where Are We in the Process?





Timelines

- MSBA Eligibility Period is 10 months – if we do not approve a feasibility study in this timeframe, our invitation to continue in the process expires
- The feasibility study takes approximately 10 months to define the different options and cost estimates
- After the feasibility study is completed, the funding vote for building costs should occur in Fall 2018
- If approved, the building design and bidding process takes approximately 12 months before groundbreaking
- Depending on the scope of the project, construction may take between 2 to 4 years



What Are the Project Costs?

- The feasibility study anticipated cost is \$1.8 – 2.4 million
 - There will be NO tax increase from funding the feasibility study
- Once the feasibility study is completed, the town will receive estimated project costs and estimated tax impact
 - In the past, the state has generally reimbursed Sharon for 40 - 45% of items that they fund (examples of items they do NOT fund: pools, indoor tracks, hockey rinks, etc.). The percent of state support varies and is not final until the project is approved.
 - Cottage and East refurbishment projects are scheduled to come off the Town's debt structure in 2018, followed by other town projects in 2020, which should reduce the impact of the tax increase from any SHS project



Communication Goals

Prior to Feasibility Funding Vote

- Get the word out to voters:
 - Website
 - Social Media
 - PTO sessions
 - Sessions at Senior Center
 - Various town groups
- Video tour
- Goal: inform voters & ask them to attend Town Meeting
- Town Forms HS Building Committee which includes all SSBC members and one appointed School Committee member that have voting rights

Prior to Construction Funding Vote

- Sharon Building Committee hires Owners Project Manager (OPM)
- SSBC & OPM hire Architect to perform project design services
- Community forums to brainstorm building ideas, considerations and requirements
- Continue with voter outreach as outlined in previous step
- Goal: inform voters & ask them to attend Town Meeting

Concerns of Note

- If the feasibility study is not funded, we lose our spot in the MSBA process and have to start all over again
- If the construction funding does not pass, we lose our spot in the MSBA process and have to start all over again
- MSBA has specific and aggressive timelines for each phase of the project



How Can You Help?

- Please attend and ask your friends to attend the fall 2017 Town Meeting
 - SHS students will provide childcare at SHS to enable one or both parents/guardians to attend
- Educate other parents, neighbors and friends about why voting for a feasibility study is important
 - With an aging building and systems, overcrowded conditions, and significant ADA compliance issues, Sharon will be facing major repair and replacement expenses with or without MSBA funding
 - Timing is good for this project - interest rates are currently low and MSBA is offering to subsidize the expense



Thank you for your time! We appreciate your continued support of the Sharon Public Schools!

Questions?

Follow on FB for informational updates:

<https://www.facebook.com/SharonHighSchoolBuildingProject/>

Email: sharonhsbuildingproject@gmail.com