

## **BACKGROUND**

The recently-completed 2017 School Facilities Master Plan (the "Master Plan") has 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 teaching 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 five-year enrollment increase of over 150 additional students in grades 6-8, as well as 21st century academic program improvements, will require 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 space additions, including:

### Phase I - completion September 2018

- Three-classroom expansion made by converting existing space in the lower level of the gymnasium wing
- New connector between the gymnasium and library wings to provide accessibility and allowing courtyard use as a seasonal "outdoor classroom"

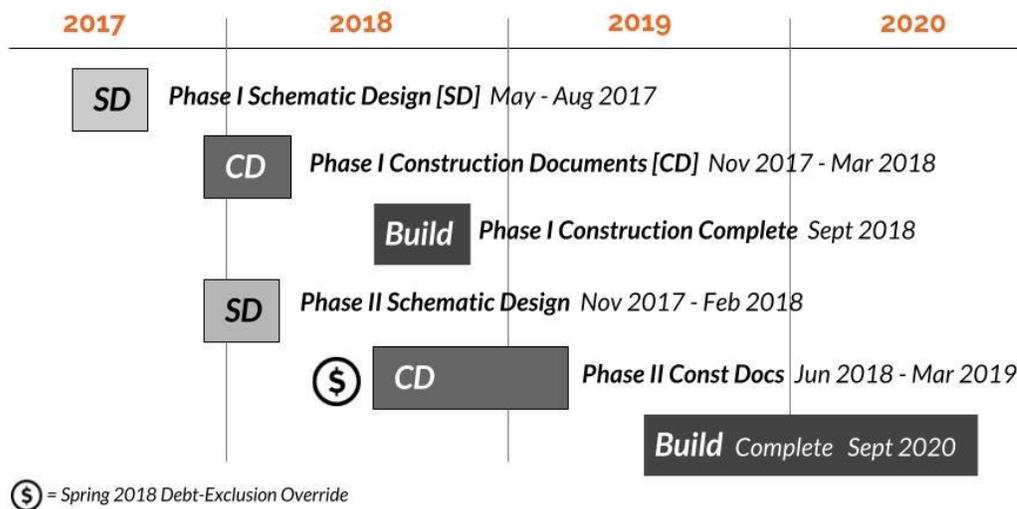
*(Note: Schematic Design, authorized by 2016 Fall Town Meeting (\$50,000), is complete for this phase.)*

### Phase II - completion September 2020

- Three-story, six-classroom addition at rear of library wing
- Expansion of existing cafeteria to meet Life Safety Code occupancy requirements
- Conversion of lower-level storage space into athletic program team rooms and additional restroom facilities
- Renovation of an undersized former classroom (now storage) into teacher workroom/meeting space

Of the total \$1,634,685 appropriation, approximately \$1,447,380 will be used to complete design and construction of Phase I (September 2018 occupancy) and approximately \$187,305 will be for the Schematic Design of Phase II (September 2020 occupancy).

## McCall Expansion Project Schedule 2017 - 2020



Phase II is outlined in the Master Plan at a preliminary and conceptual level. Schematic Design is needed to better define a scope of work with a detailed cost estimate. (As noted above, Phase I Schematic Design and \$1,634,685 cost estimate have been completed.) The Master Plan suggests a project cost range for Phase II of \$5.8M to \$6.5M. We anticipate Phase II Schematic Design with a detailed cost estimate will be completed early in 2018 and a debt-exclusion override vote for the McCall expansion project is anticipated in the Spring Town Election.

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 this year, the School Committee and Board of Selectmen jointly submitted Statement of Interest forms for the reconstruction/replacement of the Lynch and Muraco schools. The MSBA will next accept applications for project funding in the spring of 2018, but it would be extraordinary if two projects were funded by the MSBA for Winchester at the same time.

An independent peer review of the Master Plan enrollment projections by consultant UMass Donahue Institute ("UMDI") is underway, to assess their alignment with regional demographic, economic, and housing trends. The UMDI report is expected shortly before Town Meeting.

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

The full 2017 Master Plan can be found at: [www.tinyurl.com/WinchesterMasterPlan](http://www.tinyurl.com/WinchesterMasterPlan)