

McCall School Expansion Project:  
Phase II Design and Construction and  
Traffic/Safety Improvements

2018 Special Town Meeting Warrant

**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 I 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

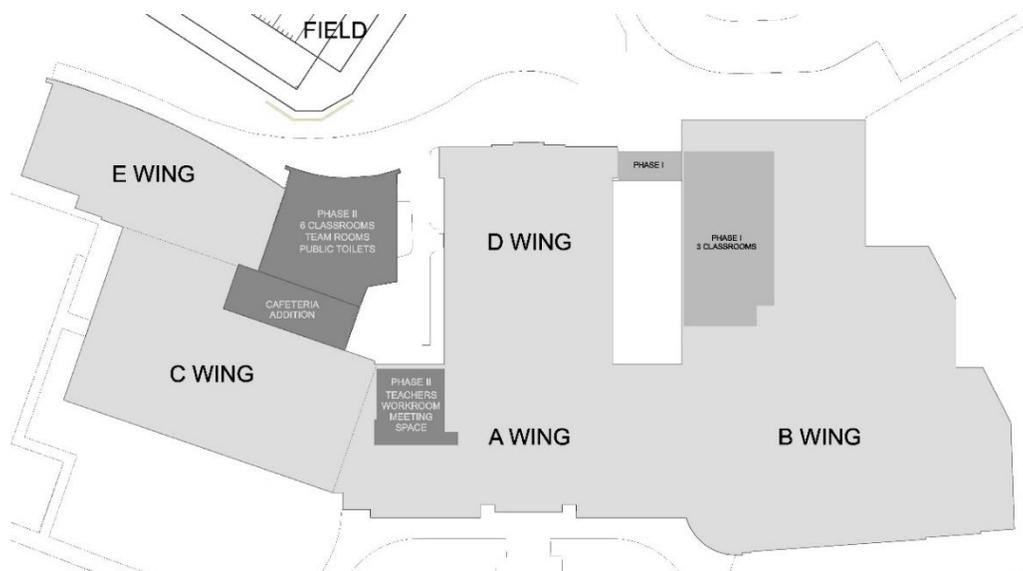
To facilitate September 2020 completion, 2017 Fall Town Meeting funded the schematic design of Phase II to better define a scope of work with a detailed cost estimate. As of this printing, Flansburgh Architects’ working group (“Working Group”) are nearing the end of Schematic Design and have prepared 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**

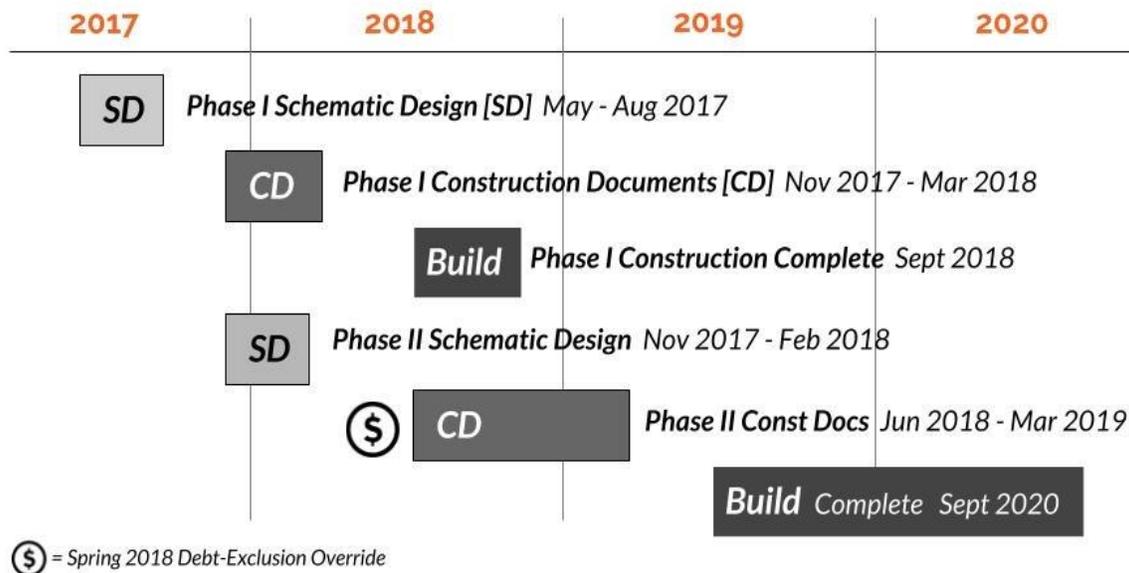
Out of concern for existing pedestrian, bicycle and vehicular traffic challenges at McCall Middle School and the understanding that rising enrollment brings more student and car volume, the Board and Town Management have included in the funding request an allowance of \$500,000 towards implementing recommendations 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.



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.