

McCall Middle School Expansion Project



Article 32

2017 Fall Town Meeting

Phase I -

Design Completion + Construction

Phase II -

Schematic Design + Cost Estimating



Susan Verdicchio, *School Committee*

Christian Nixon, *Capital Planning Committee*

Enrollment: 2007 - 2017

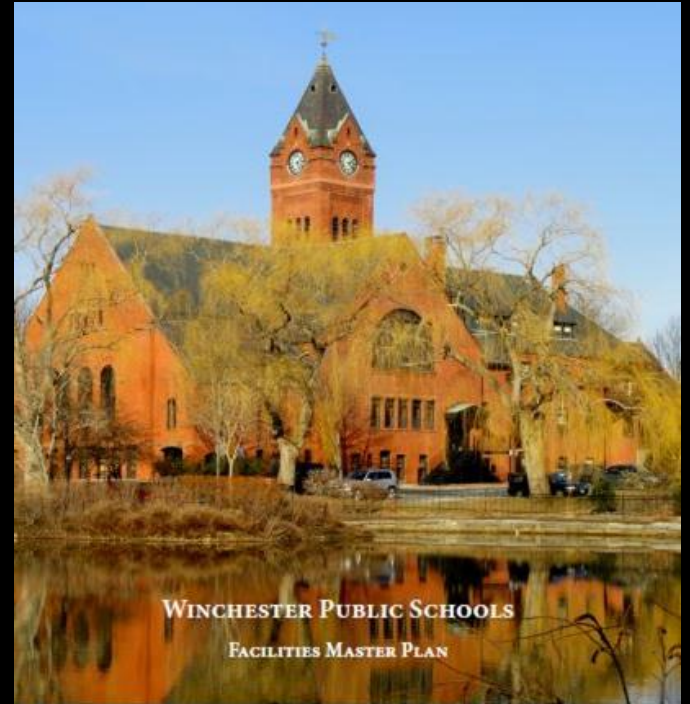
Total Enrollments	2007	2017	% Change
PK-12 Mass	968,661	953,748	1.5% decrease
PK-12 Winchester	3,944	4,623	17.2% increase
Avg. MA dist size	2,490	2,361	5.2% decrease
Winchester Ranking	70th	52nd	

17.2% increase

10-year Outlook

Total Enrollments	2016-17	2026-27
K-12 Winchester	4,536	5,253

**15.8% increase
projected**



REPORT PREPARED BY

FLANSBURGH

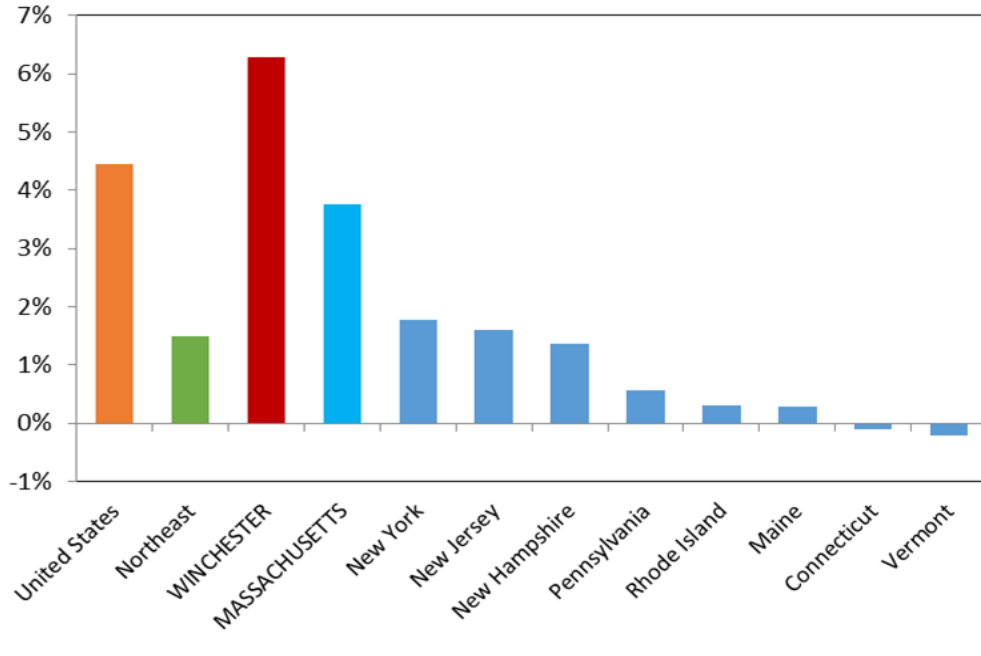
JULY 25, 2017

A second expert opinion...

Evaluate the Master Plan's enrollment projections in the context of larger/macro Metro-Boston factors:

- Regional population growth
- Job sector growth
- Personal wage growth
- Housing & transportation



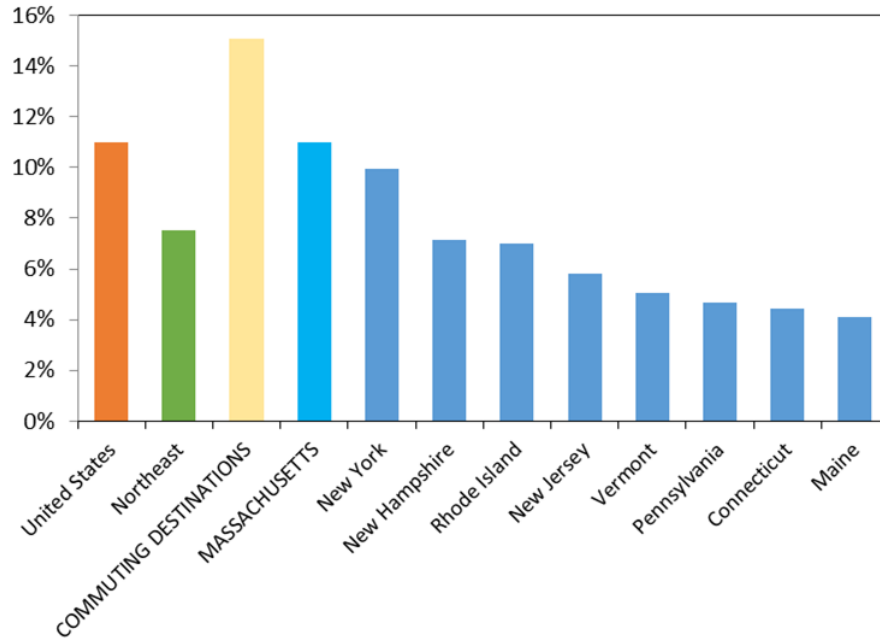


Massachusetts Is the Fastest Growing State in the Northeast

Winchester's Population Growth Rate Exceeds the State's and Nation's

Population Growth (in percent), 2010-2016





Massachusetts Is Adding Jobs at a Fast Pace and

Winchester's Leading Commuting Destinations in Metro Boston Are Growing Even Faster

Jobs Growth (in percent), 2010 - 2016

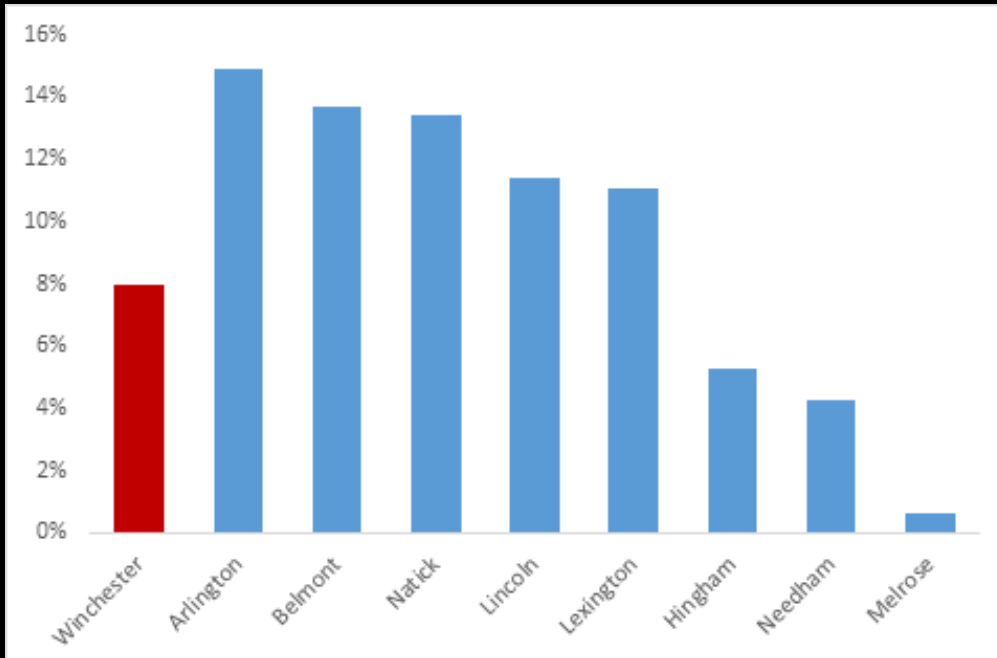


UMASS DONAHUE INSTITUTE

Rapid Enrollment Growth 2010 - 2017

Well-located, affluent districts w/high-performing schools, high home values, accessibility to Boston & 128 and vibrant, walkable town centers.

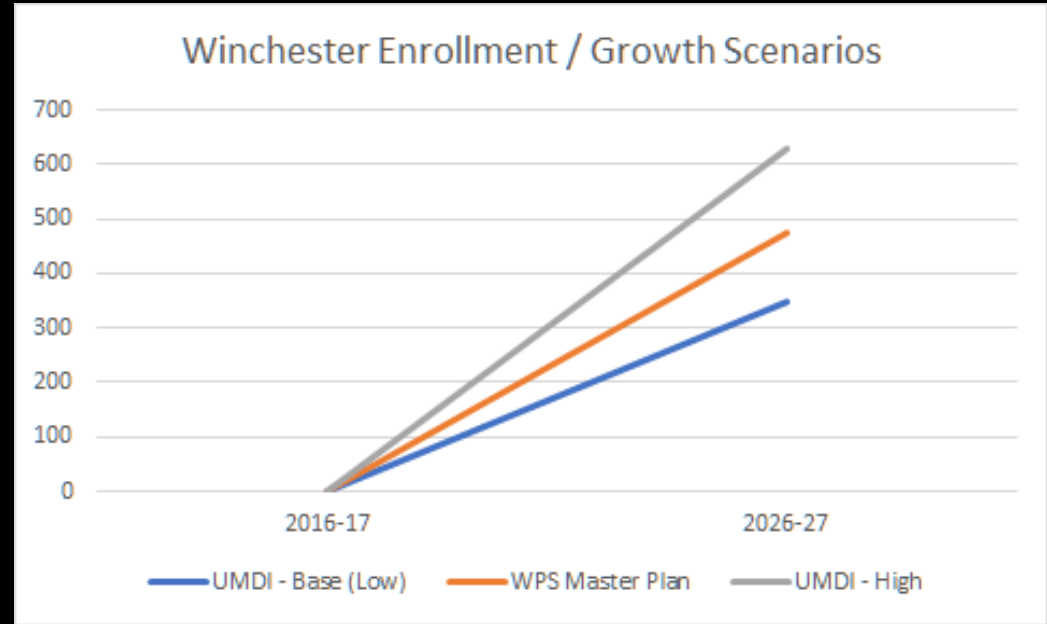
Metropolitan Area Planning Council - MAPC



UMASS DONAHUE INSTITUTE

Conclusion

“UMDI’s findings are consistent with the Master Plan forecast of a net increase of **473** students by 2026....”

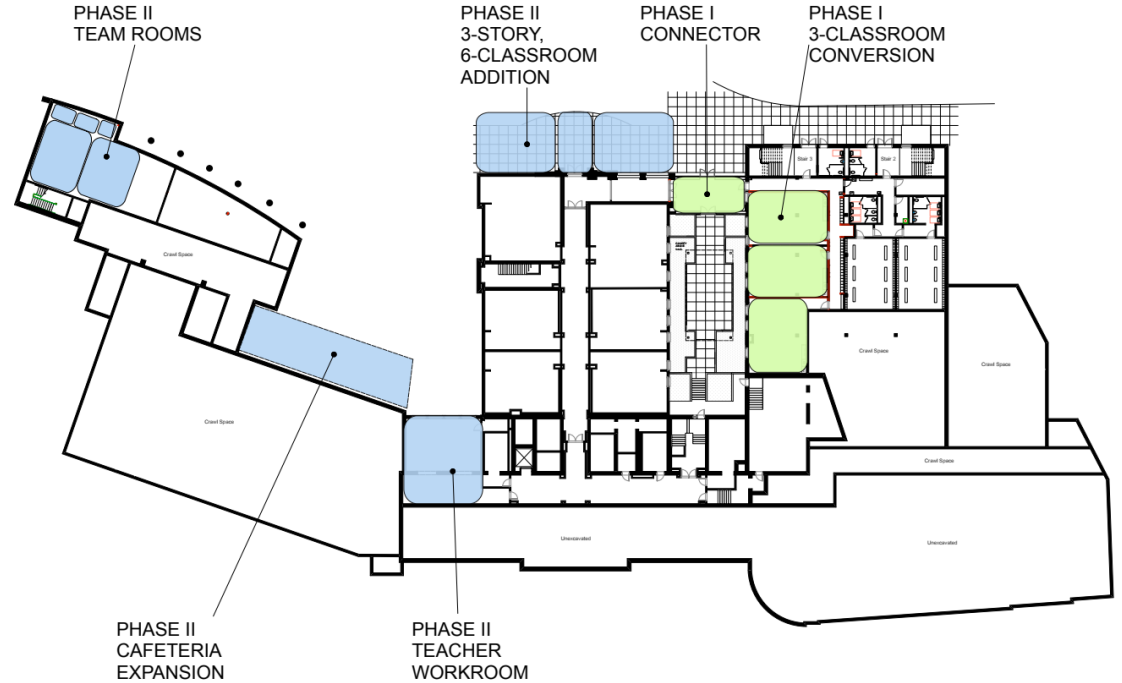


McCall's projected growth

2016-2017	1,134 students	
2017-2022	+ 147 students	+7 classrooms
2022-2027	+ 28 students	+ 1 classroom
<hr/>		
2026-2027	1,309 students	+ 8 classrooms needed

175 students or 15.4%

2 Phases



Fall TM - Article 32

McCall expansion

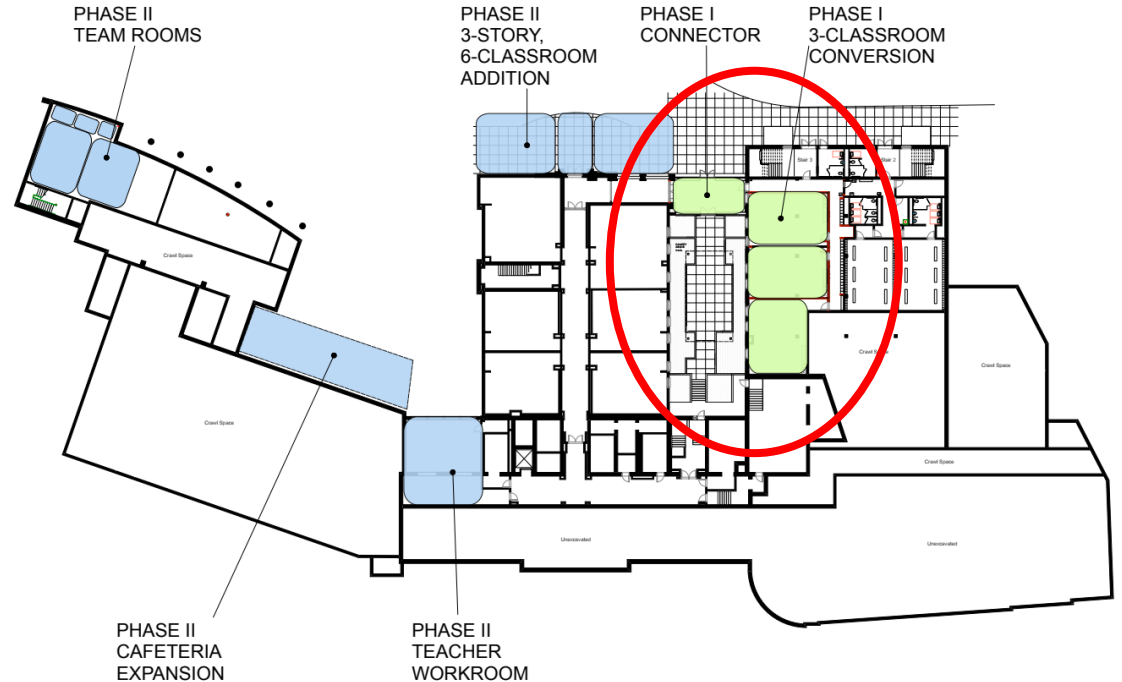
Phase I

Sept 2018 completion

3 new classrooms in reconfigured WYC space

Library & gymnasium wing connector

New courtyard space



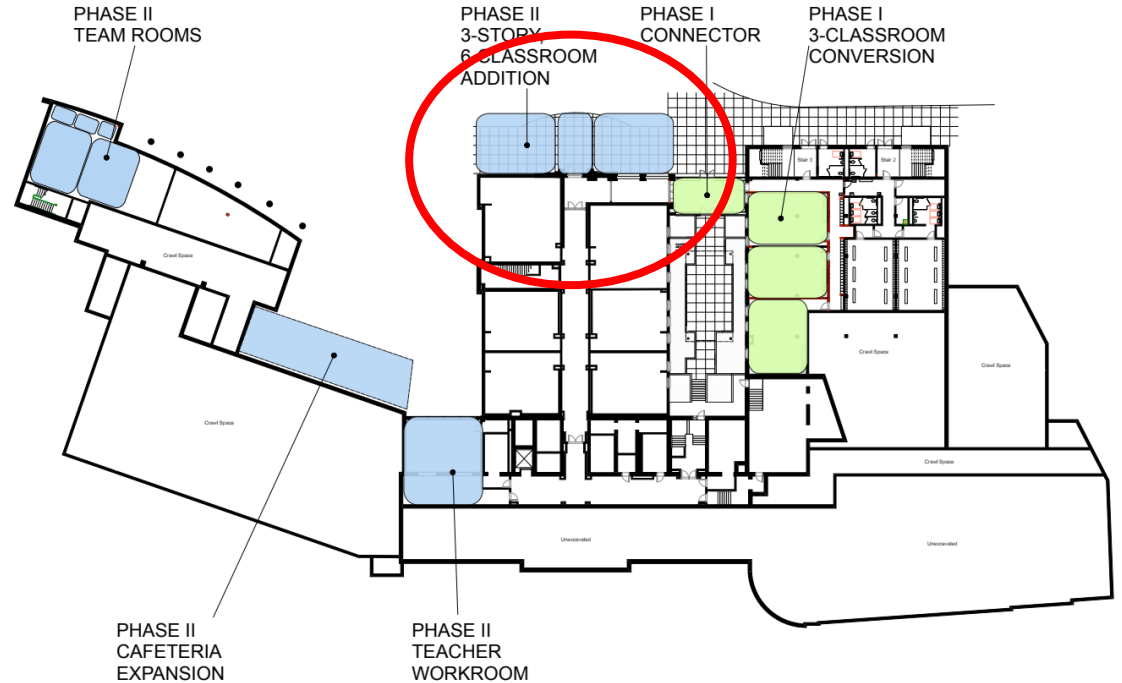
Fall TM - Article 32

McCall expansion

Phase II

Sept 2020 completion

3-story six classroom
addition at library wing



Fall TM - Article 32

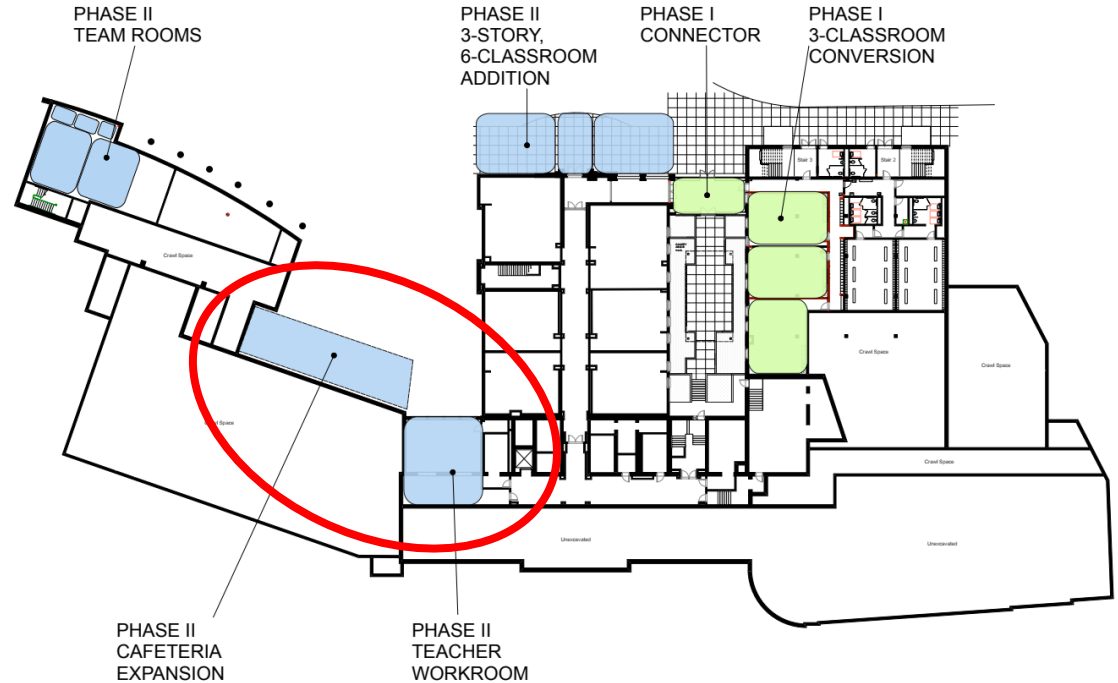
McCall expansion

Phase II

Sept 2020 completion

3-story six classroom addition at library wing

Teacher workroom and cafeteria expansion



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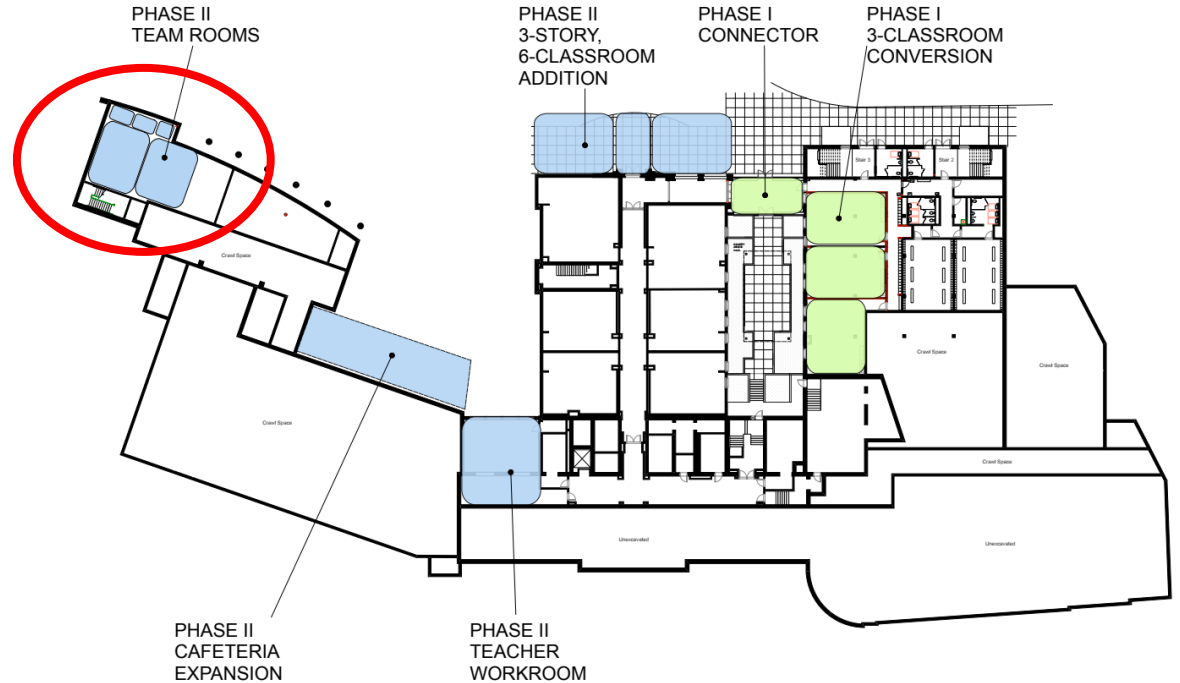
Phase II

Sept 2020 completion

3-story six classroom addition at library wing

Teacher workroom and cafeteria expansion

Expanded Team Rooms



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Project Scope

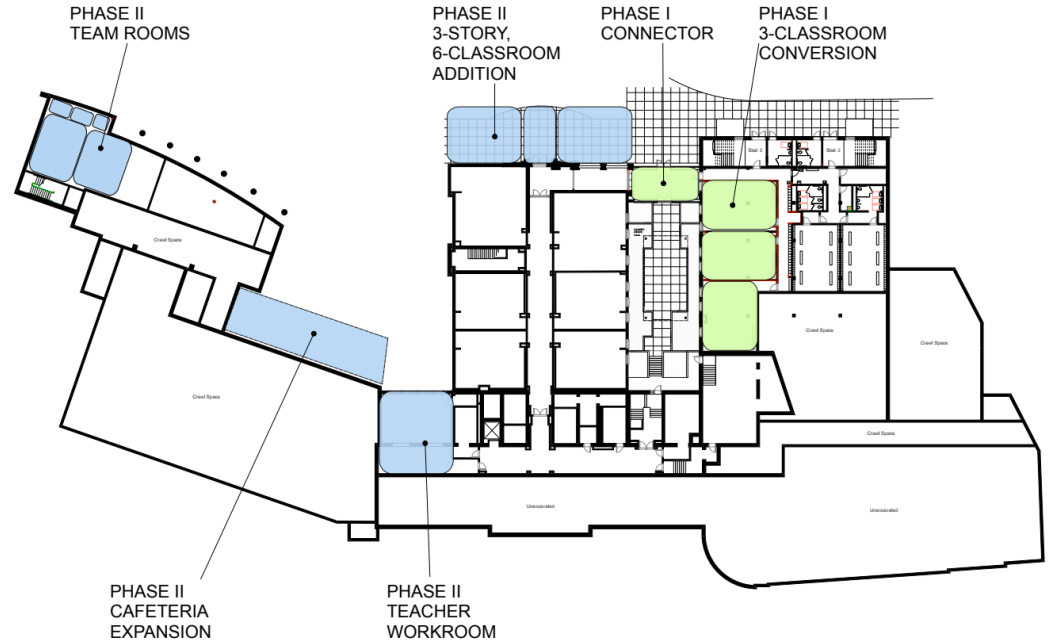
Phase I - Sept 2018

Completion of design,
bidding and construction

TM previously funded
Schematic Design (\$50K)

Phase II - Sept 2020

Schematic Design only



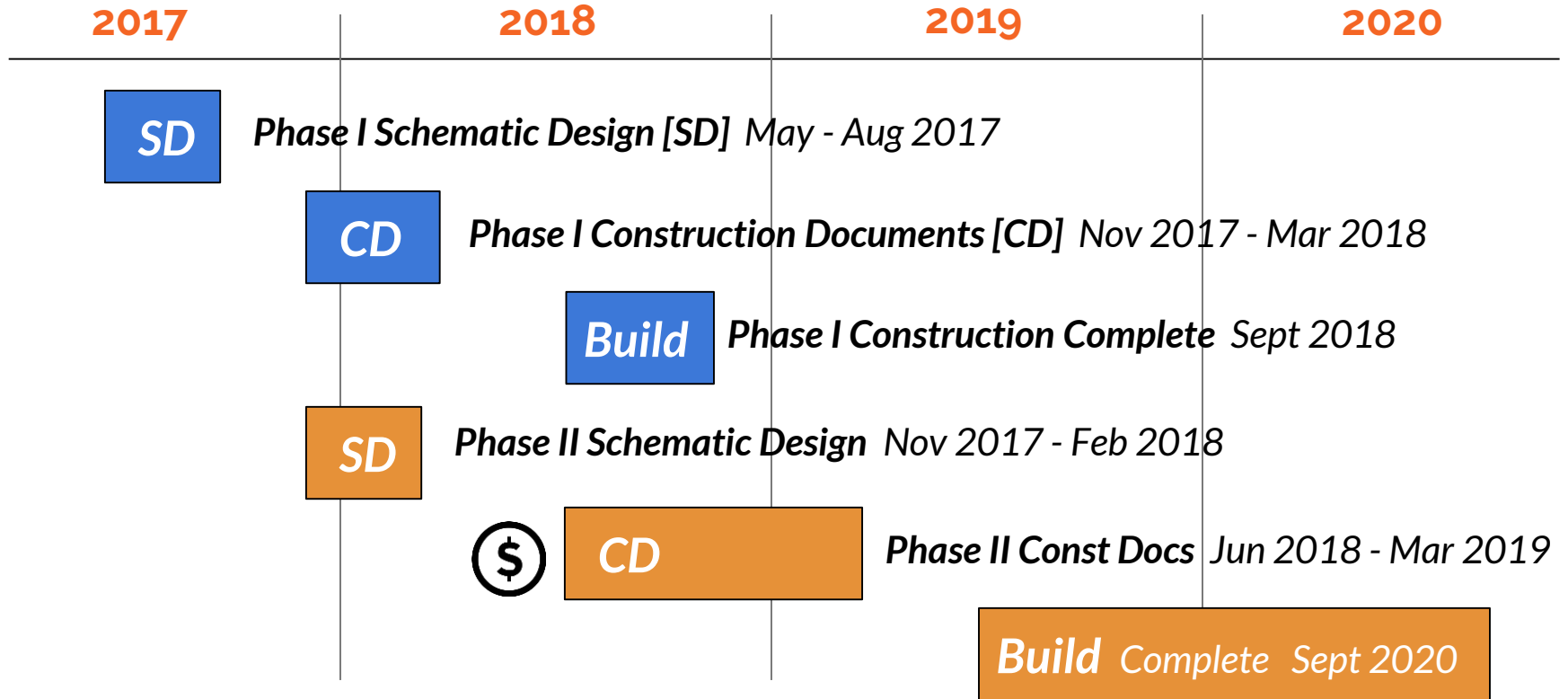
Different for each phase

Funding by Phase

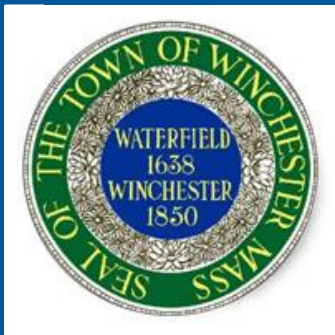
	PHASE I	PHASE II
Schematic Design	n/a	\$ 187,305
Bid Docs, Consulting & Soft Costs	\$ 346,580	n/a
Construction Cost	\$1,100,800	n/a
	\$1,447,380	\$ 187,305

Article 32 cost breakdown

McCall Expansion Project Schedule 2017 - 2020



Ⓢ = Spring 2018 Debt-Exclusion Override



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