
Options Discussion by School Middle Schools

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Options Discussion by School

Middle School

3.1 Introduction

Thurston Middle School consists of a multi-level school building constructed in 1939 and renovated and added to in stages with the most recent work done in 2011 including the installation of six modular classrooms on the northeast side of the building. The multiple additions have not been consistent with the original design for the school and only addressed the functional and educational needs at the time. The building area is approximately 92,278 GSF and has 798 students in grades 6-8. The building faces west towards High Street and has a tower structure that houses a cell phone communication antenna.

Although the building capacity is maximized at present, enrollment projections indicate a steady decline in middle school enrollment over the next ten years. Options for renovations will be discussed in Section 3.2.

	Current 2014-2015 Population (% Building Usage)	2024-2025 Forecasted Enrollment Cropper Report (% Building Usage)	Design Enrollment (% Building Usage)	Existing GSF (Including Modulars)	Existing Building Capacity <i>*Based on current MSBA standards 18 Students (K) 23 Students (1-5)</i>
Thurston Middle School	798 (105%)	698 (92%)	725 (96%)	92,278	759

3.2 Middle School Option Explored

Thurston Middle School

Option A-1 is illustrated on the Master Plan Options Matrix (Exhibit 1x and Appendix 6.5) under Status Quo. This option assumes that the grade configuration and district boundaries are to remain as they exist currently. This option identifies only component and system upgrades to address deferred maintenance in addition to any code required upgrades as part of the base scope of work. The goal is to provide a plan that will extend the life of these buildings/sites for at least the next 20 years. From an educational programming and capacity stance, the facilities will essentially continue to operate as they do currently. Reconfiguration of existing spaces and/or additions of space are not considered in this option unless required for code reasons.

At 35,078 square feet, Deerfield contains two sections of grades K-5. As noted in the Facilities Assessment and summarized in Section 1.6 of this Report, major systems and code upgrades will be required in the near future in order to maintain this facility for the next 20 years. Although the building is well maintained currently, much of the existing plumbing and HVAC piping and components are original to the building and nearing the end of their useful service life.

The scope of work for Option A-1 is limited to only those necessary upgrades which include the following:

- Square Footage Breakdown:
 - Original Building (renovations 2001): 52,000
 - 1997 Additions: 21,000
 - 2009 Modular Additions: 12,400 SF
 - 2011 Modular Additions: 7,000 SF
- Accessibility Upgrades **(Original portions of the building)**
 - Install ramps at all exterior landings
 - Install new pipe handrails with extensions at all ramps/ stairs
 - Reconfigure Toilet Rooms (HC fixtures/ stalls/ grab bars)
 - Provide all new ADA compliant door hardware (lever handles)
 - Relocate walls to meet required door pull/push side clearances
 - Provide wing walls at all projections into accessible paths- i.e. drinking fountains
 - New ADA sinks and casework at existing sink locations
 - Install non-slip surface required on wood steps (modulars)
 - Provide new HC Signage throughout
 - Reconfigure stair nosings (no abrupt nosings)
 - Site Components
 - › Accessible paths to all site elements (even fields- if on the same site)
 - › Minor reconfiguration of walkways to meet slope requirements
 - › Provide required HC Parking spaces
- Building Code Upgrades: **(Original and 1997 portions of the building)**
 - Install new railings and guardrails
 - Structural analysis (if roof replacement)
 - Add fire alarm devices required per Code
 - Hazardous Materials Abatement
- MEP Upgrades: **(Original and 1997 portions of the building)**
 - HVAC Replacement (i.e. piping, boilers and unit ventilators) at original portions
 - Replace all original electrical feeders, panels and receptacles >30 yrs old
 - Install lighting control system (with master remote program) and occupancy sensors
 - Replace all existing original non-compliant plumbing fixtures
- Building Upgrades: **(Original and 1997 portions of the building)**
 - Replace all original windows (except at modulars)
 - Roof Replacement (except at modulars)

Option B-1

From an educational programming standpoint, Thurston Middle School is currently experiencing a “bubble” in enrollment numbers with a current enrollment of approximately 800 students. Enrollment projections (Appendix 6.1) indicate that by FY2019-2020 enrollment will be down by 12.5% and remain fairly steady to FY2024-2025. A six classroom modular addition was constructed in 2011 to alleviate some of the overcrowding that has been experienced as a result of increased enrollment; however, there are still some improvements to be made to address educational goals and program needs.

For instance, small group instruction space and more space for SPED programs is desirable. The cafeteria annex, built in 2009 to accommodate the 10,000 SF modular classroom addition is often used as classroom space. In addition, the media center and courtyards are used as overflow teaching spaces.

Option B-1 is illustrated on the Master Plan Options Matrix (Appendix 6.5) under **Satisfy Educational Program** indicates a higher level of building renovations as compared to Option A-1 to address some of these educational concerns. In addition to code and system upgrades, there would be a certain level of interior plan reconfiguration to address existing undersized classroom spaces, replace classroom casework, new interior doors and hardware, create additional SPED and small group spaces, relocate administration to be more centrally located, and address existing site and pick-up/drop-off issues.

New Middle School

Although plans for a new middle school are not directly included in this study as the need to address the issues at the elementary school level are more pressing, a cost estimate for a new middle school based on MSBA guidelines for building size and space is included. As noted in the Master Plan Options Matrix (Appendix 6.5) a potential option would be to locate a new middle school on the Sheehan site, if Options C-1d or C-1e is selected. No additional land purchase would be required due to the elementary school consolidation.

Because the construction of a new middle school would likely be expensive, it is anticipated that the Town will approach this project as an MSBA Capital project. The MSBA process will require a Feasibility Study to explore multiple options ranging from: no work to complete renovations to new construction. Therefore, the nature of a middle school project cannot be determined at this time. For planning purposes:

725 students (projected), using the MSBA Summary of Spaces format, yield a building size of approximately 125,000 gross square feet. The cost estimate for a building of that size would be approximately \$62,750,000.

Preliminary discussions with the School Administration and select School Committee members have indicated that a major project at the middle school would be a number of years down the road, and the primary focus currently would be to address the issues at the elementary school level.



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Exhibit 3.1
*Thurston Middle School
Site Plan*

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Exhibit 3.2
*Thurston Middle School
First Floor Plan*

