District: Town of East Bridgewater
School Name: Central Elementary School
Recommended Category: Preferred Schematic
Date: June 11, 2025

Recommendation

That the Executive Director be authorized to approve the Town of East Bridgewater (the "District"), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Central Elementary School with a new facility serving students in kindergarten through grade 2, plus pre-kindergarten, on the site of the existing school. MSBA staff has reviewed the Feasibility Study and accepts the District's Preferred Schematic.

District Information	
District Name	Town of East Bridgewater
Elementary Schools	Central Elementary School (PK-2) Gordon W. Mitchell School (3-6)
Middle Schools	N/A
High School	East Bridgewater Junior/Senior High School (7-12)
Priority School Name	Central Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1951
Existing Square Footage	67,889
Additions	1961 – 2-story addition 2006 – modular wing added
Acreage of Site	6.02 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Building envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2024-2025 Enrollment	520 students
Agreed Upon Enrollment	Study Enrollment includes the following configurations: – 510 students in kindergarten through grade 2, plus pre-kindergarten (Preferred Schematic) – 680 students in kindergarten through grade 3, plus pre-kindergarten
Enrollment Specifics	Contingent upon the Board's approval of the Preferred Schematic, the District will sign a Design Enrollment

District Information	
	Certification for 510 students in grades K-2, for a project that will serve grades PK-2.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 21, 2022
Invitation to Feasibility Study	February 28, 2024
Preferred Schematic Authorization	On June 18, 2025 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 29, 2025
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	57.74%

Consultants	
Owner's Project Manager (the "OPM")	Leftfield, LLC
Designer	Raymond Design Associates, Inc.

Discussion

The existing Central Elementary School is a 67,889 square foot facility located on a 6.02-acre site, currently serving students in pre-kindergarten through grade 2. The original building was constructed in 1951, with a two-story addition completed in 1961 and a modular classroom wing added in 2006.

The District's Statement of Interest ("SOI") identifies deficiencies in the existing facility related to outdated mechanical, electrical, and plumbing systems; the building envelope; windows; roof; and accessibility issues. The SOI also notes that existing spaces within the facility are not conducive to delivering the District's educational program.

As part of the Feasibility Study, the MSBA accepted the District's request to explore the following two (2) study enrollment options: 510 students in kindergarten through grade 2, plus pre-kindergarten; and 680 students in kindergarten through grade 3, plus pre-kindergarten.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program, incorporating input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied eleven (11) preliminary options that included: one (1) code upgrade option, two (2) addition/renovation options, and eight (8) new construction options. The following is a detailed list of the preliminary options considered.

Option	Description of Preliminary Options
Option A	Code upgrade of the existing Central Elementary School, with an estimated construction cost of $38.5 million.
Option B1	Addition/ renovation at the existing Central Elementary School designed for 510 students in kindergarten through grade 2, plus pre-kindergarten, with an estimated project cost of $152.2 million.

Option B2	Addition/ renovation at the existing Central Elementary School designed for 680 students in kindergarten through grade 3, plus pre-kindergarten, with an estimated project cost of $174.1 million.
Option C1	New construction at the existing Central Elementary School site (located on the existing softball field) designed for 510 students in kindergarten through grade 2, plus pre-kindergarten, with an estimated project cost of $149.7 million.
Option C2	New construction at the existing Central Elementary School site (located on the existing softball field) designed for 680 students in kindergarten through grade 3, plus pre-kindergarten, with an estimated project cost of $170.7 million.
Option D1	New construction at the existing baseball field adjacent to the Jr/Sr High School site designed for 510 students in kindergarten through grade 2, plus pre-kindergarten, with an estimated construction cost of $117.5 million.
Option D2	New construction at the existing baseball field adjacent to the Jr/Sr High School site designed for 680 students in kindergarten through grade 3, plus pre-kindergarten, with an estimated construction cost of $134.3 million.
Option E1	New construction at the Strong Field site designed for 510 students in kindergarten through grade 2, plus pre-kindergarten, with an estimated construction cost of $110.8 million.
Option E2	New construction at the Strong Field site designed for 680 students in kindergarten through grade 3, plus pre-kindergarten, with an estimated construction cost of $127.3 million.
Option F1	New construction at the former Leland Farm site on North Central Street designed for 510 students in kindergarten through grade 2, plus pre-kindergarten, with an estimated project cost of $150.5 million.
Option F2	New construction at the former Leland Farm site on North Central Street designed for 680 students in kindergarten through grade 3, plus pre-kindergarten, with an estimated project cost of $171.6 million.

As a result of this analysis, the District determined that “Option D1” and “Option D2” would not be considered for further evaluation because the proposed building location would result in a three-to-four-story building, creating undesirable adjacencies and programmatic relationships. The District also determined that these options would not accommodate sufficient on-site vehicular parking.

Although the Strong Field site could accommodate a preferred two-story building with playgrounds, the District determined that “Option E1” and "Option E2” would not be considered for further evaluation, as these options do not provide sufficient on-site vehicular parking or adequate drop-off and pick-up areas. Additionally, the District determined that these options would require costly off-site work to widen the adjacent vehicular access to the school.

Subsequent to the preliminary evaluation of alternatives, the District determined that “Option B2”, “Option C2”, and “Option F2” would not be considered for further evaluation because these options do not support the District’s preferred enrollment configuration of pre-kindergarten through grade 2. However, “Option C2” would be included in the final evaluation of options for cost comparison purposes only.

MSBA staff and the District agreed to explore the following five (5) options for further development and consideration in the final evaluation and development of preliminary design pricing, as presented

below, including: one (1) code upgrade option, one (1) addition/renovation option, and three (3) new construction options.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option A: (Code Upgrade at Central ES designed for 510 students in grades K-2, plus PK)	67,889	67,889 $626/sq. ft.	N/A	$4,071,641	$46,566,421 $686/sq. ft.	$57,830,645
Option B1: (Addition/ Renovation at Central ES designed for 510 students in grades K-2, plus PK)	127,420	30,800 $586/sq. ft.	96,620 $685/sq. ft.	$31,013,107	$115,257,356 $905/sq. ft.	$150,276,815
Option C1: (New Construction at the Central ES site designed for 510 students in grades K-2, plus PK)***	***107,390***	***N/A***	***107,390 $772/sq. ft.***	***$24,133,290***	***$106,987,897 $996/sq. ft.***	***$134,393,673***
Option C2: (New Construction at the Central ES site designed for 680 students in grades K-3, plus PK)	140,993	N/A	140,993 $747/sq. ft.	$31,257,507	$136,535,570 $968/sq. ft.	$169,191,117
Option F1: (New Construction at the Leland Farm site designed for 510 students in grades K-2, plus PK)	107,390	N/A	107,390 $787/sq. ft.	$40,702,611	$125,171,289 $1,166/sq. ft.	$157,951,671

** Marked up construction costs*
*** Does not include construction contingency*
******District's Preferred Schematic***

The District has selected "Option C1" as its Preferred Schematic to proceed into Schematic Design, as the District determined this option best meets the needs of the District's educational program for a pre-kindergarten through grade 2 enrollment scenario and offers the desired learning neighborhoods and programmatic adjacencies. The District also indicated that another benefit of this proposed design is that it provides a desired campus connection with the adjacent Junior/Senior High School, which includes shared site amenities.

"Option A" was not selected by the District because this option does not meet the needs of the District's educational program, would result in significant disruption to ongoing education during an occupied phased construction, and would require temporary modular classrooms for swing space.

Although "Option B1" results in the District's preferred enrollment configuration, this option was not selected by the District because it results in additional square footage and associated higher estimated costs, as well as anticipated disruption to ongoing education during construction. The District also indicated that this option resulted in a less-optimal building layout for addressing the District's educational goals, along with an extended construction duration and complicated construction logistics.

As noted above, "Option C2" was not selected by the District because this option does not support the District's preferred enrollment scenario of a pre-kindergarten through grade 2 configuration. However, it was included in the final evaluation for cost comparison purposes only.

Although "Option F1" results in the District's preferred enrollment configuration, this option was not selected by the District because the Leland Farm site has several site constraints and permitting requirements that would extend the overall construction schedule. Additionally, this option would locate the building on an alternate site, thereby eliminating the preferred campus connection with the adjacent Junior/Senior High School. This option also resulted in the highest estimated cost, which was not viewed favorably by the District.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee ("FAS") on May 14, 2025. At that meeting, members of the FAS discussed the following items: appreciation for the District's Educational Program and its detailed description of professional development activities and curriculum development; distribution of Special Education spaces, particularly on the proposed second floor plan, and the DESE review process following Schematic Design; consideration of potential canopies for sheltered access to the building; benefits of providing a minimum of two sinks in each general classroom as well as sufficient storage to facilitate project-based learning and STE exploration; appreciation for the site plan and proposed indoor/outdoor connections, along with opportunities for further refinement as the design progresses; building massing and geometry, with potential to consider simplification of the exterior form and volume; and interior circulation, including the proposed location of stairs and the elevator as well as considerations related to how the proposed concept responds to the District's Universal Design for Learning principles.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found the following:

1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's Preferred Schematic is reasonable, cost-effective, and meets the needs identified by the District.

2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.

3) The District's Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing a Project Scope and Budget Agreement.

4) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.

5) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Town of East Bridgewater be approved to proceed into Schematic Design to replace the existing Central Elementary School with a new facility serving students in kindergarten through grade 2, plus pre-kindergarten, on the site of the existing school.