



Warrant Article #66

Ottoson Middle School Feasibility Study

Dr. Elizabeth Homan, Superintendent
Julie Wayman, Deputy Town Manager - Finance

Agenda

Overview of the Mass School Building Authority (MSBA) Process

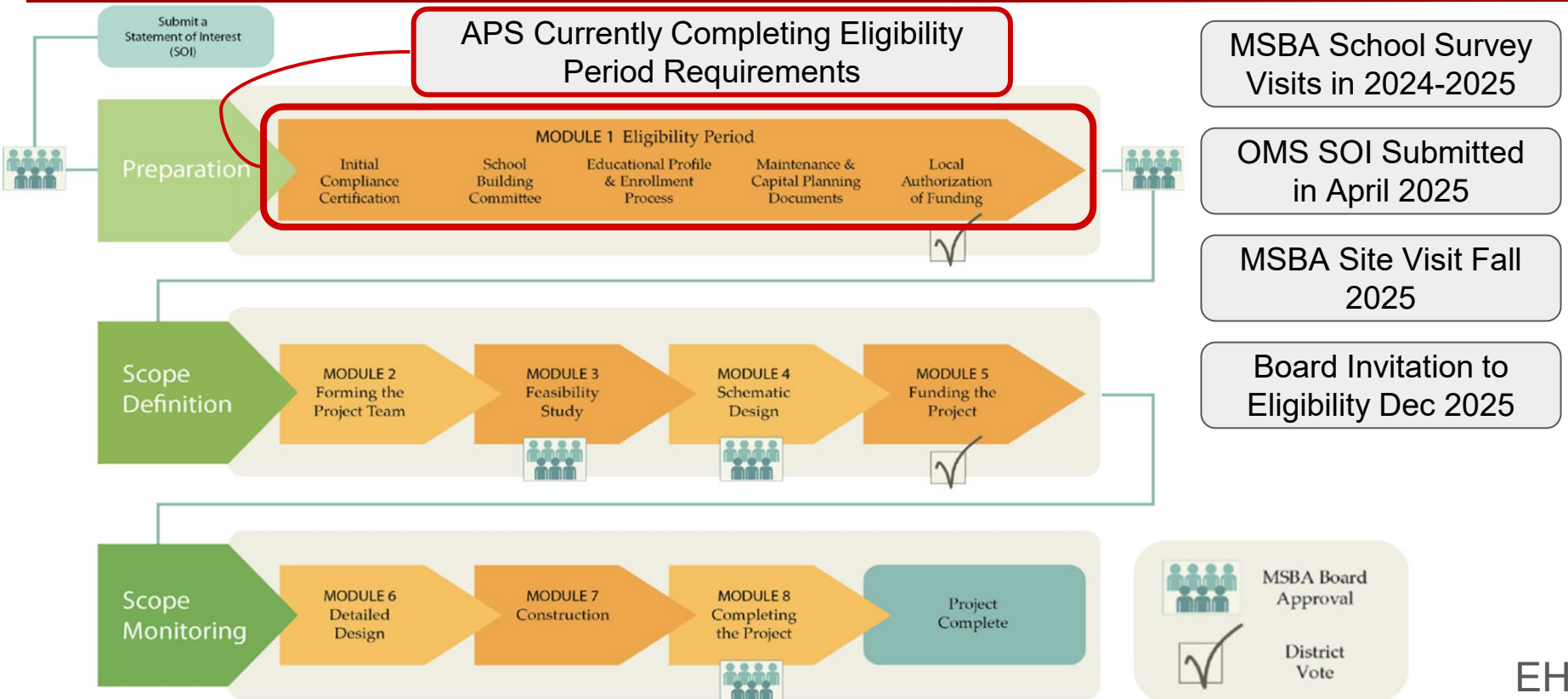
Major Building Concerns Highlighted in OMS Statement of Interest (SOI)

Anticipating Financial Considerations and Concerns

Projected and Tentative Timeline for OMS Financing Decisions



MSBA Process Overview



Massachusetts School Building Authority Statement of Interest Priorities



Ottoson Middle School priorities named rebuild application:

- (5) Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
- (7) Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.

Major Building Concerns Highlighted in SOI

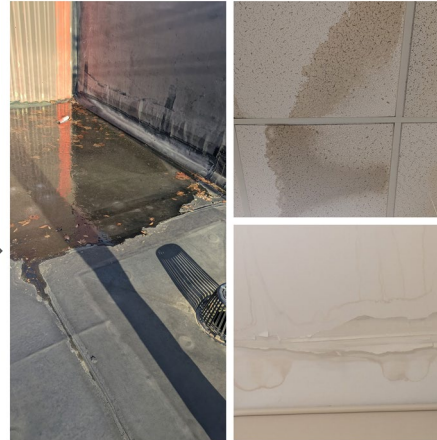
- HVAC
- Roof Leaks and Design
- Exterior Envelope Deterioration
- Poor Design for Accessibility and Inclusion
- Layout, Fixtures, and Academic Programming

Exterior deterioration and corrosion, 2022
Capital Study

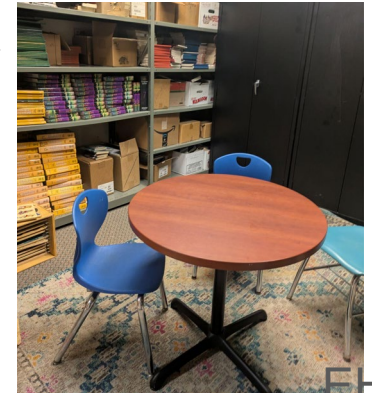


View of pronounced stone cladding deterioration as seen at north facing elevation of original building—also note exposed and corroded reinforcing steel

Poor roof design and HVAC cause ongoing water intrusion in various locations



Closets as class breakout spaces / small group learning spaces



Cumbersome and difficult-to-find ramp to Wood Gym does not include lighting at the top of the ramp.



MSBA Assessment of OMS Building Needs



Capital Needs Assessment determined potential cost and most critical Capital upgrades required to improve conditions at OMS

- HVAC
- Exterior envelope
- Roofing repairs
 - Unaffordable to address in the Capital budget
 - Renovation would not resolve water intrusion and HVAC issues due to building layout and design issues

Capital Study in 2022 and MSBA experts in 2025 determined OMS needs reconstruction; the current infrastructure is failing and the building's design does not facilitate high-quality educational programming.

MSBA Feasibility Study



- During the **Feasibility Study**, the District works with the MSBA to:
 - Develop the educational program plan for the project.
 - Generate an initial space summary.
 - Document existing conditions.
 - Establish design parameters.
 - Develop and evaluate alternatives.
 - Recommend the most cost effective and educationally appropriate preferred solution to the MSBA Board of Directors for their consideration.
- **This will include assessing:**
 - The most cost-effective site for a potential new middle school
 - Which grades to include in a potential new middle school
 - The most cost-effective and strategic siting approach for Town and Schools into the future (including whether reconfiguration of current boundaries, buildings, and grade-level bands is advisable or necessary)

Arlington High School Building Project Timeline



MILESTONE

Phase 2 Wings Open, District
Offices, Menotomy Preschool

Feasibility Phase

MSBA Invites AHS to commence
Eligibility Period

SOI Submission

DATE

November 2023, January 2024

February 2017-August 2018

May 25, 2016

May 2014, April 2015

AHS Borrowing History



Borrowing Date	Project Phase	Amount
12/4/2019	Arlington High School Feasibility Study	\$1,327,608
12/4/2019	Arlington High School Construction	\$53,705,392
3/11/2021	Arlington High School Construction	\$51,606,000
2/24/2022	Arlington High School Construction	\$71,200,000
12/13/2023	Arlington High School Construction	\$9,686,000
2/27/2025	Arlington High School Construction	\$5,395,000
4/28/2026	Arlington High School Pre-MSBA Closeout	\$7,000,000
	TOTAL COST TO ARLINGTON	\$199,920,000

Participation with the MSBA allows the Town to significantly offset the cost of a new building for residential taxpayers.



TOWN MEETING VOTE

- **If Town Meeting approves this warrant article**, then we await the MSBA formal invitation to feasibility study in Feb 2027 and complete all pre-req steps.
- The MSBA Eligibility Period is the first formal phase of the Core Program
- Phase includes data collection, planning, and collaboration with the MSBA