

March 2, 2023

To: MERSD School Committee (SC)

From: Avi Urbas, Director of Finance & Operations

Copy: Pam Beaudoin, Superintendent of Schools

Re: Final Draft of Habeeb & Associates Facility Condition Assessment

Hello, MERSD School Committee.

Habeeb & Associates Architects (H&A) has prepared its final draft of the Facility Condition Assessment for Essex Elementary School (EES) and the Regional Middle High School (MSHS), which can be found here: <https://www.dropbox.com/s/ursu9hpezxhxmzx/2217.01%20MERSD-FNA%2001-27-23%20Draft%20Report%20%232.pdf?dl=0>. Following next week's School Committee meeting, this document will be posted to MERSD's web site.

No action from School Committee with regard to the report is required, but questions are welcome.

MERSD will use the findings to update its multi-year maintenance plan, which will be previewed with School Committee in May. Additionally, as described below, the report's detailed data will be invaluable in preparing a submission to the Massachusetts School Building Authority (MSBA) to seek funding support for a potential project at EES.

A preliminary draft of this report was presented to School Committee by H&A at the 11/15/22 School Committee meeting. The major conclusions of the report are unchanged, but the final draft provides significantly more detail, including individualized cost estimates and descriptions for each facility component that were part of H&A's conclusions.

- For EES, many of the needs are immediate (\$18.9 million within the next 5 years), and it will cost about the same to remediate the building in piecemeal fashion as it would to engage in a systemic building project (\$29 million in total identified needs). For this reason, H&A recommended that MERSD move quickly to submit a Statement of Interest (SOI) to MSBA.
 - Submitting the SOI doesn't guarantee immediate acceptance by MSBA because more schools apply each year than MSBA funding can support.
 - If/when accepted, MSBA's process requires school districts to work with a design team to thoroughly evaluate the pros and cons of all potential options (e.g., renovate vs. build a new school) before any options will be funded.
- For the MSHS, the report confirms that the building is good condition currently, but also identifies \$758K of potential expenditures within five years, \$1.7 million of potential costs within 6-10 years and \$14.4 million in 10+ years, when the building approaches its mid-life age of 25 years (MSBA requires all buildings to be designed for a 50-year useful life).

Other noteworthy updates in the final report:

- For EES, identification of \$6.9 million in building needs in Scope 1 and Scope 2 that should not be deferred even if a building project is pursued. These items will be prioritized in MERSD's

updated capital plan, and confirm the benefit of reinstating the \$100K annual operating budget line for facilities “small capital.”

- For MSHS, the timeframes of the “Scope” categories are different (see p. 27), recognizing the different ages and conditions of the 2 buildings. Additionally, several items were added to the longer-term Scope 3 category (10+ years) in the final draft, such as repaving, building-wide interior painting and flooring needs.

Please let me know if you have any questions.

Best regards,

Avi Urbas