

# Recommended Actions for Statements of Interest Prioritized by School Districts

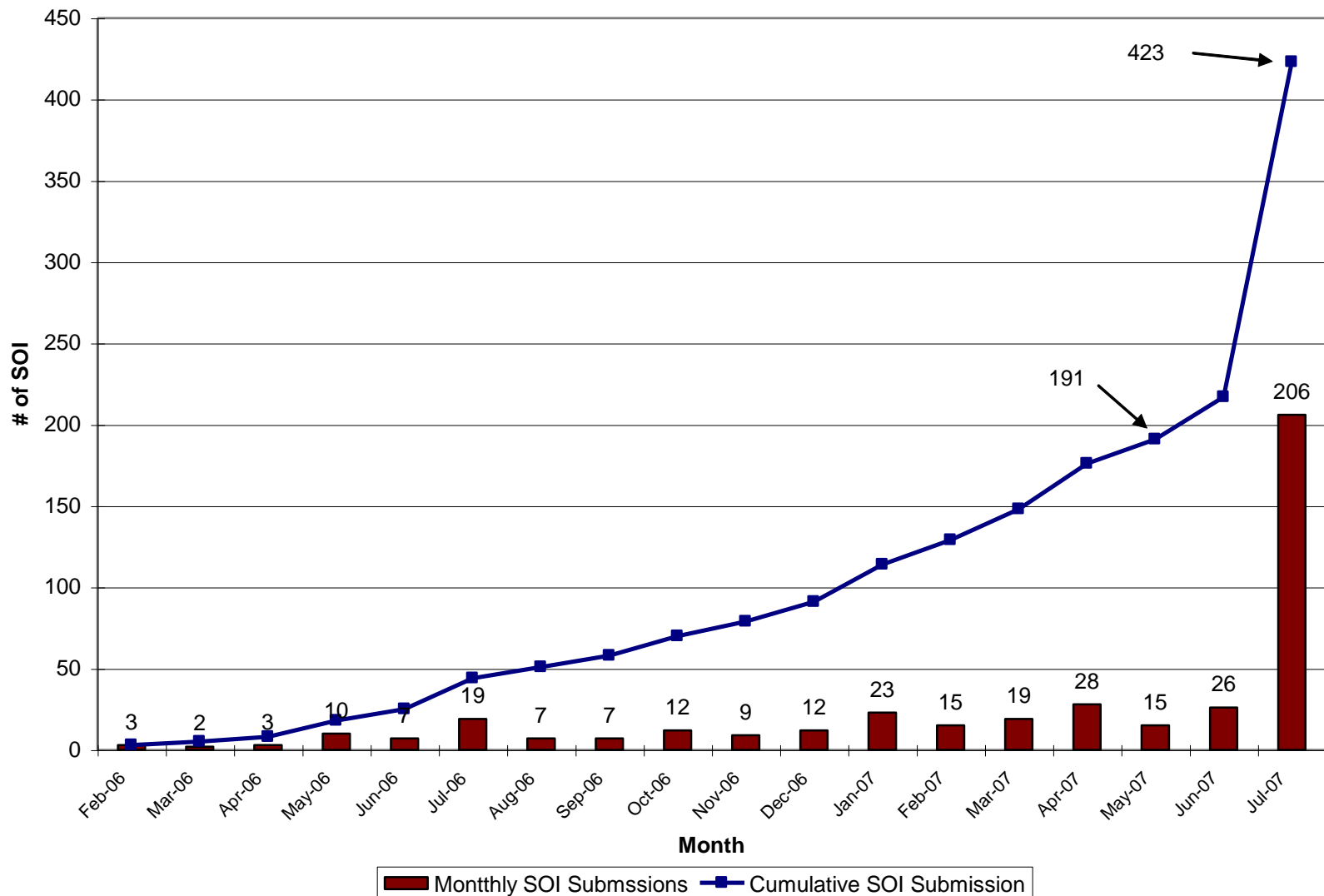
Board of Directors Meeting  
November 28, 2007

Treasurer Tim Cahill, Chair  
Katherine Craven, Executive Director

# Process Overview

- 423 Statements of Interest (SOI) submitted
- 162 different districts represented
- 91 of the SOI's are related to buildings that were rated 1 or 2 in MSBA Needs Survey (pretty good shape to brand new schools)
- Over half the SOI relate to Elementary Schools
- Many requests are for roofs, boiler renovations, and other moderate repairs
- Include everything from overcrowding to educational obsolescence

## Statement of Interest Submissions by Month



# Process Overview

- Based on lessons learned with Wait List projects, each district was required to choose one priority on which the MSBA would focus the diagnostic process
- Diagnostic analysis by the MSBA includes:
  - Review of the SOI
  - Overcrowding site visits
  - Facility assessments
  - Senior studies
  - Review of historical enrollment trends and forecasts
  - Review of educational programs

# The New Process Overview

## **1. Identify the Problem**

- Local community identifies deficiencies in school facilities through the Statement of Interest process

## **2. Validate the Problem**

- MSBA and local community work together to validate deficiencies identified

## **3. Evaluation of potential solutions**

- MSBA and local community work in collaboration to identify potential solutions

## **4. Confirm the solution**

- MSBA and local community agree on solution and appropriate course of action

## **5. Implement the agreed upon solution**

- MSBA and local community continue collaboration through design and construction

# Senior Studies

- Efficient, cost effective diagnostic tool used to evaluate SOI
- Each study team composed of an MSBA staff member and two senior consulting architects knowledgeable of building systems and educational programs
- Studies examine both facility condition and programmatic issues
  - Identify goals and concerns of the school district
  - Evaluate physical condition of the facility, including major building systems (building envelope, HVAC, electrical distribution, interior finishes)
  - Assess overcrowding or capacity issues
  - Determine ability of the facility to support the required educational program
  - Assess design factors such as availability of natural light which make a school a conducive environment for learning
  - Examined site considerations
  - Evaluated school district's routine and capital maintenance programs
- Results summarized in concise report format permitting review and comparison of numerous SOI

# Senior Studies

- Since July, Senior Studies have been conducted on 132 schools
- Provides MSBA with a comparative tool for classifying priority SOI
- Created a practical knowledge base
  - Many schools are functional but “tired”
    - Worn interior finishes
    - Aging mechanical systems
    - Lack technology
  - Some schools are overcrowded or cannot support the required educational program
    - SPED instruction conducted in converted storage closets
    - Classes held on auditorium stage
    - Modulares used for 10+ years to capacity
    - Cafeterias with 5 or 6 lunch seatings
    - PE conducted in corridors
  - Wide disparity in level of locally supported capital improvements (roofs, windows and mechanical systems)

# Recommended Actions

Based on the MSBA diagnostic analysis to date and input from the Facilities Assessment Subcommittee, the following chart summarizes the recommended Board actions:

– Feasibility Invitation	49
– Repair Assessment	27
– Project Scope Invitation	7
– Planning	13
– Regionalization Assessment	12
– Regional Vocational/Technical HS	9
– Hold	45
<b>Total</b>	<b>162</b>



# Process Overview

- Invitation to Collaborate on a Feasibility Study, Repair Assessment or Invitation to Collaborate on a Project Scope and Budget Conference is **not approval of a project.**
- Moving forward in the process requires collaboration with MSBA.
- Moratorium ended June 30, 2007. To qualify for funding districts must follow MSBA statute and regulations which require MSBA collaboration and approval at each step of the process. Cost incurred prior to MSBA approval will not be eligible for reimbursement and MSBA may require district to restart process from the beginning.
- Statements of Interest placed in the hold category need the District to clarify issues identified in the SOI and the MSBA may need to perform further due diligence.

# Assessment Criteria

- **Building Condition**

- Building exhibits signs of moderate to severe deficiencies in multiple building systems such as: roofing system, façade, windows and doors, heating and ventilation systems, and electrical distribution system.
- These deficiencies adversely impact the school facility's ability to support the delivery of the educational program.

- **Building Capacity**

- Building exhibits signs of moderate to severe overcrowding including excessive class sizes, inadequate number of classrooms, high number of cafeteria seatings, and conversion of non-educational space to educational uses.
- These conditions adversely impact the school facility's ability to support the delivery of the educational program.

- **Educational Program**

- The ability to support the required educational program is adversely impacted by building condition and/or capacity, including use of inadequate spaces for the delivery of educational programs.

- **Structural Deficiency**

- Building has clearly documented structural deficiencies that pose an immediate risk to health and safety of building occupants.

# Invitation to Collaborate on Feasibility Study

- Not approval of a project - “Proceed with Caution”
- Collaborate with MSBA to begin exploring potential solutions for identified problems
- Solutions to be explored may include non-construction options such as re-districting, regionalization, or re-programming of existing spaces
- For SOIs invited to this phase the following will need to occur:
  - Approval by the MSBA of an Owner’s Project Manager which will include a review by the MSBA Owner’s Project Manager Advisory Panel
  - Selection of Feasibility Designer through the MSBA’s Designer Selection Panel
  - Submission by the District of the Initial Compliance Certification (ICC)
  - Execution of a Feasibility Study Agreement with the MSBA detailing scope, schedule, milestones and cost-sharing parameters of the Feasibility Study

# Repair Assessment

- Initial review of SOI and evaluation of facility indicate scope of a potential project is limited to replacement or repair of one or a limited number of building systems
- Repair would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program

# Invitation to Collaborate on Project Scope and Budget Conference

- Applies to Statements of Interest in which the community has made significant progress during the moratorium (i.e. new facilities were constructed, are under construction, or detailed design is complete and ready for bid)
- Initial review by MSBA confirms that some action was required to correct significant deficiencies in the existing facility
- Scope review is required to obtain MSBA concurrence that the scope and cost of the project are appropriate and consistent with MSBA statutes, regulations and guidelines

# MSBA Capital Pipeline Flow Chart

## Feasibility Study/Schematic Design

Feasibility Agreement  
OPM Selection and Approval  
Procure Designer  
Designer Selection Panel  
Feasibility Study / Schematic Design

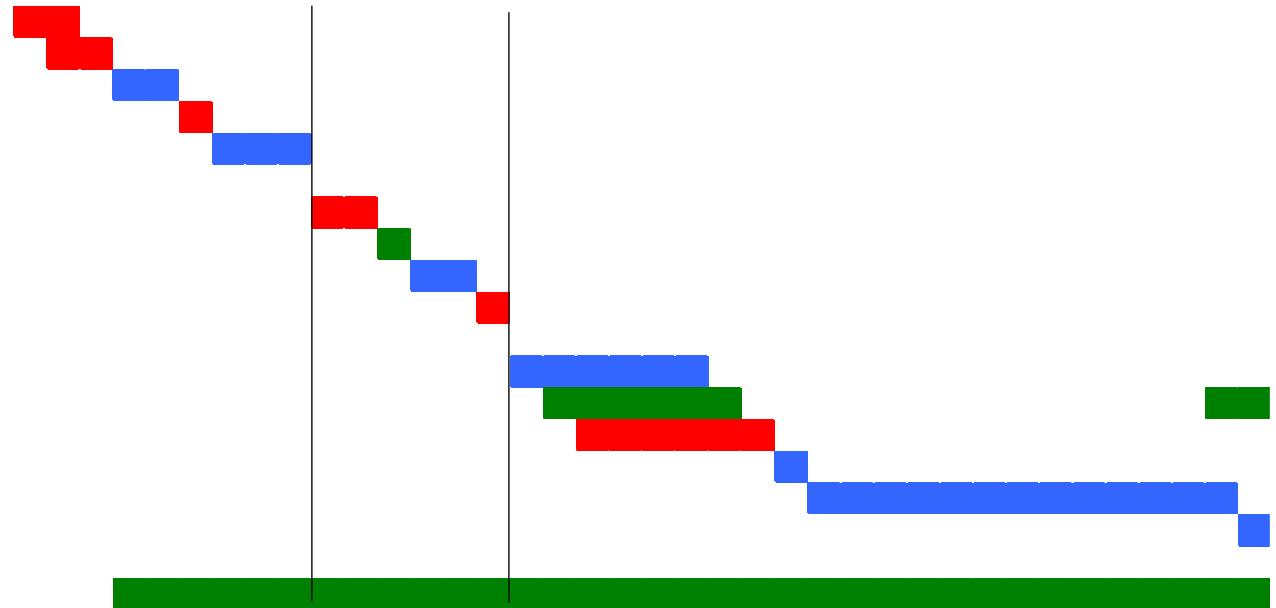
## Project Funding Agreement

Budget and Scope Agreement  
MSBA Board Approval  
Local Vote  
Execute Project Funding Agreement

## Design/Construction/Start-up

Design Development  
Commissioning  
Design and Construction Document Review  
Bidding  
Construction  
Startup

## MSBA Oversight/Progress Pay/Audit



- - Joint Activity
- - School District
- - MSBA

# MSBA Capital Pipeline

School District	Feasibility Study	Project Funding Agreement	Design	Construction	Start-up/ Close-out
District A			Memorial High School		
District B		Center Elementary School			
District C				Elm Elementary School	
District D	Brown Middle School				
District E				East High School	
District Z					Smith Middle School
Total per Phase	15	7	15	25	6
				<b>Total Pipeline</b>	<b>68</b>

# Planning

- Statement of Interest submitted by school district identified issues that may warrant further action by MSBA, but were not clearly stated in the SOI or evident upon MSBA diagnostic investigations
- Additional investigations are required to establish the extent of the problem and identify potential solution path, if needed



# Regionalization Assessments

- In reviewing certain Statements of Interest, MSBA identified potential opportunities to address issues raised by the school district through the exploration of solutions combining regional resources
- May result in capital projects which address the educational needs of multiple school districts in a cost effective manner

# Regional Vocational Technical High Schools

- Regional vocational technical high schools are complex, high cost institutions that require special consideration
- They typically serve geographically large regional districts which are overlaid on existing school districts containing academic high schools that may have other priorities which must be coordinated
- Separate evaluation of regional vocation technical high schools will be undertaken by a review panel to be formed by the MSBA

# Hold

- Issues identified in SOI may require long range planning
- Statement of Interest did not clearly identify issues warranting MSBA action
- In some instances the issues identified in the SOI were not verified during MSBA diagnostic investigations
- Issues identified in the SOI were clearly stated and confirmed by diagnostic investigations but were not of sufficient severity or urgency to require further MSBA action at this time