

FAQ- The Longmeadow High School Feasibility Study

Q1.) What is a feasibility study? A) The high school feasibility study is a requirement of the Massachusetts School Building Authority (MSBA). It is the first and most important step in determining the long term solution for the high school (new building or renovation). It includes but is not limited to an in depth analysis of the current electrical, mechanical, structural, safety, code compliance, building envelope, energy management and educational programming/curriculum needs of the high school, as well as the conceptual and schematic designs and drawings for the solution selected.

Q2.) Who conducts the feasibility study? A) The feasibility study is completed by a designer architect under the management of an Owner's Project Manager (OPM) and the School Building Committee (SBC).

Q3.) What is the difference between an Owner's Project Manager (OPM) and Designer Architect? A) The Owner's Project Manager works for the Longmeadow School Building Committee and town residents. The OPM is responsible for the oversight and management of the various components of the school building project. The designer architect conducts the feasibility study and works with the OPM, SBC and MSBA on determining the most cost effective long term solution, and drafting plans accordingly.

Q4.) How long will the feasibility study take? A) The in depth analysis of the current condition of the school as outlined in response to Question 1 above will take approximately 6-9 months. Upon completion of the first phase, the SBC, OPM and Designer Architect will work with the MSBA on determining the long term solution for the high school. The second phase of the study will include the conceptual and schematic designs and drawings for the solution selected and will take an additional 6-12 months.

Q5.) Wasn't there a study done on the high school a few years back? A) Yes, a building study was completed by Kaestle Boos in 2004. This study provided Longmeadow with the critical information needed to draft the Statement of Interest that was submitted to the MSBA in 2007. The Statement of Interest was the driving reason for our selection by the MSBA. However, the feasibility study required by the MSBA will be much more comprehensive and include conceptual and schematic designs and drawings.

Q6.) How much will the feasibility study cost? A) The feasibility study is estimated to cost up to \$750,000. This estimate was based on a formula used by the MSBA. The feasibility study is not just a building study - it includes the analysis as outlined above as well as the solution outlined in schematic drawings. . If the Town votes for the solution, the balance, if any, may be applied towards future steps in the process. If the Town defeats the solution, the balance, if any, returns to the Town treasury.

Q7.) How will the town pay for the study? A) This is a two step process. The first step is an affirmative vote for the high school feasibility study warrant article at Town Meeting to be held on October 28th at 7:00pm in the high school auditorium. The second step is the approval of ballot question #4, the debt exclusion override, on November 4th.

Q8.) What is the financial impact of the debt exclusion for the high school? A) For an average assessed home of \$370,000, the cost will be approximately \$30 per year for 5 years.

Q9.) What if the debt exclusion fails and the town votes down the monies? A) The Select Board will be faced with the decision of whether to hold a special town meeting and election. The additional cost for a town meeting is \$3,000 and the cost for a special election is about \$10,000. If the ballot question fails and the town does not approve the funds, we will be giving up the unique opportunity to receive potentially tens of millions of dollars in reimbursement from the state. In addition, taxpayers will be responsible for the continued maintenance of an outdated building.