

District: City of Newburyport
 School Name: Rupert A. Nock Middle School
 Recommended Category: Preferred Schematic
 Date: July 18, 2012

Recommendation

That the Executive Director be authorized to approve the City of Newburyport, as part of its Invitation to Feasibility Study, to proceed into schematic design for a renovation project at the Rupert A. Nock Middle School/Edward G. Molin Upper Elementary School facility. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution for a renovation project at the Nock Middle/Molin Elementary School.

District Information	
District Name	City of Newburyport
Elementary School(s)	George W. Brown School (PK-K) Francis T. Bresnahan (1-3) Edward G. Molin Upper Elementary School (4-5)
Middle School(s)	Rupert A. Nock Middle School (6-8)
High School(s)	Newburyport High School (9-12)
Priority School Name	Rupert A. Nock Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1971
Total Square Footage	161,500
Additions	N/A
Acreage of Site	19.6 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Roof - Accessibility
Original Design Capacity	Unknown
2011-2012 Enrollment	882
Agreed Upon Enrollment	845
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 845 students serving grades 4-8. <i>Note: The Edward G. Molin Elementary School (4-5) is housed inside the Rupert A. Nock Middle School (6-8) building.</i>

MSBA Board Votes	
Invitation to Feasibility Study	March 31, 2010

Preferred Schematic Authorization	On July 25, 2012 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 3, 2012
Reimbursement Rate Before Incentives	44.26%

Consultants	
Owner's Project Manager	Heery International, Inc.
Designer	Miller Dyer Spears

Discussion

The existing Nock Middle/Molin Elementary School facility is 161,500 square feet and located on a 20-acre site on Low Street in central Newburyport. The existing facility houses grades 4-8: grades 4 and 5 comprise the Edward G. Molin Elementary School and grades 6-8 comprise the Rupert A. Nock Middle School.

The original school building was constructed in 1971 as a progressive middle school. There have been no additions to the building, although upgrades to the science labs were completed in 2006. The District identified numerous deficiencies in the Statement of Interest. The existing facility exhibits signs of structural settlement, has significant accessibility limitations, and requires window, roof, mechanical, electrical, and plumbing system upgrades.

The District considered a number of potential options to address the noted deficiencies, including student assignments within the District, tuition agreements with adjacent districts, the use of existing educational space through leasing or acquisition, and the use of existing town-owned facilities, and determined that none of these options was viable. The District also considered that, with a minor adjustment to the layout, the existing building meets its educational needs. Accordingly, the District decided to limit the scope of the project to repairs and renovations necessary to bring the building into conformance with the current code.

Initially, the District expressed interest in limiting the budget to \$15 million. In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions, reviewed the educational program, and received input from educators, administrators, and facilities personnel. Based on these findings, the District and its consultants studied limited renovation options to determine a base level of repair, the extent of code-required upgrades, and how special education spaces could be improved.

The District and its consultants developed cost estimates and concluded that the required upgrades could not be achieved within the District's original budget of \$15 million but would require a budget of approximately \$27 million. On June 5, 2012, the District secured local authorization and approval to appropriate \$27 million for the proposed renovation project at the Nock Middle/Molin Elementary School.

MSBA staff reviewed the proposed scope and agreed to the further development of the renovation project presented by the District. The following table represents the results of the District's efforts in developing a proposed project as compared to the estimated cost for new construction.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sf)	Estimated Total Project Costs
Option 1: New Construction	137,735	N/A	137,735 \$300/sf	Included	\$41,320,500 \$300/sf	\$49,584,600
Option 2: Base Repair	161,500	161,500 \$124/sf	N/A	\$886,605	\$20,916,329 \$130/sf	\$26,492,326
Option 3: Renovation***	161,500	161,500 \$127/sf	N/A	\$886,605	\$21,421,329 \$133/sf	\$26,997,326

* Marked up construction costs

** Does not include construction contingency

***District's preferred option

The District has selected Option 3: Renovation, as the preferred solution to proceed into schematic design because it allows the District to maintain and extend the useful life of the facility while addressing, within its self-imposed budget, the existing structural, accessibility, and systems deficiencies present within the facility. This option also incorporates recommendations from the Department of Elementary and Secondary Education (“DESE”) regarding the delivery of the Special Education curriculum by relocating the music and art spaces to accommodate additional SPED spaces.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on June 27, 2012. At that meeting, members of the FAS raised concerns regarding the use of the science labs by the elementary school population, the proposed adjustments to the Special Education spaces and their compliance with the DESE’s review of the facility, egress in the second floor science labs, and the level of contingency within the District’s proposed Total Project Budget. Additionally, the MSBA called attention to the fact that a number of the existing spaces within the building are over-sized as compared to guidelines, and that some specific spaces will be ineligible for reimbursement because they are outside the eligible scope of work for elementary or middle schools. The District subsequently addressed these concerns.

MSBA staff reviewed the conclusions of the Feasibility Study, all subsequent submittals, and the enrollment data with the District and found:

- 1) All initial paperwork required has been processed, including an executed Initial Compliance Certification, the composition of the School Building Committee, and the enrollment information.
- 2) MSBA staff has completed an enrollment projection and has reached a mutual agreement with the District for a design enrollment of 330 students in grades 4-5 for the Edward G. Molin Elementary School and 515 students in grades 6-8 for the Rupert A. Nock Middle School. The total agreed-upon design enrollment for the project is 845 students for grades 4-8.

- 3) MSBA staff reviewed the Feasibility Study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred solution is reasonable and cost-effective and meets the needs identified by the District.
- 4) The District will submit an operational budget for educational objectives and a capital budget for MSBA review.
- 5) The District's schematic design submittal will be subject to final review and approval by the DESE as part of the schematic design submittal prior to a Project Scope and Budget Agreement.
- 6) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, with the exception of variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 7) As part of the Schematic Design phase, the MSBA will continue to work with the District to better understand the total area associated with health and physical education and how the space serves the student population and the renovation of the existing facility.
- 8) 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 City of Newburyport be approved to proceed into schematic design for a renovation project at the Nock Middle/Molin Elementary School.