

District: Town of Shrewsbury
 School Name: Beal Early Childhood Center
 Recommended Category: Preferred Schematic
 Date: June 20, 2018

Recommendation

That the Executive Director be authorized to approve the Town of Shrewsbury, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Beal Early Childhood Center with a new K-4 facility on the Glavin Center site. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution, contingent upon the Town gaining full ownership, control, and exclusive use of the proposed site.

District Information	
District Name	Town of Shrewsbury
Elementary School(s)	Parker Road Preschool (PK) Beal Early Childhood Center (K-1) Calvin Coolidge School (K-4) Spring Street School (K-4) Walter J. Paton School (K-4) Floral Street School (1-4)
Middle School(s)	Sherwood Middle School (5-6) Oak Middle School (7-8)
High School(s)	Shrewsbury High School (9-12)
Priority School Name	Beal Early Childhood Center
Type of School	Elementary School
Grades Served	K-1
Year Opened	1922
Existing Square Footage	32,100
Additions	N/A
Acreage of Site	3.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Building envelope - Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program, particularly for special education students and English language learners, as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2017-2018 Enrollment	309
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> - 750 students in grades K-1 - 790 students in grades K-4 (Preferred Solution)
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred

District Information	
	Solution, the District will sign a Design Enrollment Certification for 790 students in grades K-4.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	February 15, 2017
Preferred Schematic Authorization	On June 27, 2018 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 31, 2018
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	50.16%

Consultants	
Owner’s Project Manager (the “OPM”)	PMA Consultants
Designer	Lamoureux Pagano & Associates, Inc.

Discussion

The existing Beal Early Childhood Center is a 32,100 square foot facility located on a 3.5 acre site that currently serves students in grades K-1. The original school building was constructed in 1922, with two boilers installed in 1981, a roof replacement in 1988, and the building electrical system upgraded in 2001.

The District’s Statement of Interest (“SOI”) identified numerous deficiencies in the existing facility associated with: outdated mechanical, electrical, and plumbing systems; building envelope; accessibility issues; overcrowding; and appropriateness of existing spaces to deliver the District’s educational program.

As part of the Feasibility Study, the MSBA mutually agreed with the District’s intent to explore two options associated with the District’s grade K-4 student population, resulting in the following two student enrollment options: 750 students in grades K-1; and 790 students in grades K-4. Both grade configurations relieve overcrowding throughout the District’s elementary schools.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied a total of five preliminary options that include: one base repair option; one addition/renovation configuration; and three new construction options as listed below.

As a result of its analysis, the District determined that the grade K-1 configuration for 750 students would not be further evaluated because it does not align with the District’s desired grade configuration and that of the District’s other four elementary schools. The District also considered the less-desirable number of student transitions to be a considerable factor for eliminating this configuration from further consideration.

Option	Description of Preliminary Options
1.1	Base Repair at the existing Beal Early Childhood Center.
1.2	Addition/Renovation – Grades K-4 with an enrollment of 790 students at the existing Beal Early Childhood Center.
Option	Description of Preliminary Options
1.3	New Construction – Grades K-4 with an enrollment of 790 students at the existing Beal Early Childhood Center.
2.1	New Construction – Grades K-4 with an enrollment of 790 students at the Glavin Center site.
3.1	New Construction – Grades K-4 with an enrollment of 790 students at the Allen Farm North site.

“Options 1.1, 1.2 and 1.3” were not considered viable options by the District for further development because they do not meet the needs of the District’s educational program and require complex construction phasing in an occupied building, which would result in significant disruption to ongoing education.

Upon further review, MSBA staff and the District agreed to six final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below. Please note that the District does not consider “Option 1.1” and “Option 1.2” as viable options, but these are included for cost comparison purposes.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option 1.1: Base repair at the existing Beal Early Childhood Center (<i>Cost Comparison Only</i>)	33,400	33,400 \$294/sq. ft.	N/A	\$2,930,402	\$12,746,336 \$382/sq. ft.	\$16,413,368
Option 1.2: Addition/renovation for grades K-4 with an enrollment of 790 students at the Beal Early Childhood Center (<i>Cost Comparison Only</i>)	160,000	33,400 \$299/sq. ft.	126,600 \$441/sq. ft.	\$8,417,100	\$74,234,273 \$464/sq. ft.	\$89,951,407
Option 2.1A: New construction for grades K-4 with an enrollment of 790 students at the Glavin Center site.***	142,736	N/A	142,736 \$450/sq. ft.	\$10,797,278	\$74,969,051 \$525/sq. ft.	\$94,440,597
Option 2.1B: New construction for grades K-4 with an enrollment of 790 students at the Glavin Center site.	142,736	N/A	142,736 \$446/sq. ft.	\$10,924,318	\$74,593,204 \$523/sq. ft.	\$93,993,191
Option 3.1A: New construction for grades K-4 with an enrollment of 790 students at the	142,736	N/A	142,736 \$444/sq. ft.	\$11,039,906	\$74,473,907 \$522/sq. ft.	\$91,794,380

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Allen Farm site.						
Option 3.1B: New construction for grades K-4 with an enrollment of 790 students at the Allen Farm site.	142,736	N/A	142,736 \$444/sq. ft.	\$14,696,980	\$78,130,981 \$547/sq. ft.	\$96,147,759

* Marked up construction costs

** Does not include construction contingency

*****District’s preferred solution**

The District has selected “Option 2.1A”, a new K-4 facility on the Glavin Center site as the preferred solution. The proposed facility is 142,736 gross square feet, with an estimated project cost of approximately \$94.4 million dollars. The District selected “Option 2.1A” as its preferred solution to move into Schematic Design because it meets the needs of the District’s educational program, will alleviate overcrowding at the existing elementary schools, reduces the number of student transitions, and will not disrupt ongoing education during construction.

Although, “Option 2.1B” proposes to meet the needs of the District’s educational program, the District determined it would not be further evaluated because the proposed layout was less-desirable than “Option 2.1A”. “Options 3.1A and 3.1B” also meet the needs of the District’s educational program, however, the District determined they would not be further evaluated because the Allen Farm site presents too many site constraints associated with existing wetlands.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on June 6, 2018. At that meeting, members of the FAS discussed a number of topics including: appreciation for the educational program and its relation to the proposed building layout; location and function of the media center and proposed use of the associated maker space; potential for coordination between the proposed maker space and adjacent art classrooms; site topography and opportunities for outdoor learning; interior circulation as it relates to the length of the main corridor; location of the service entry; flexibility of academic neighborhoods; consideration associated with the location of the stage; and community outreach and timeline for site acquisition of the proposed site.

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

- 1) MSBA staff recommendation for the Board’s approval of the District’s preferred solution is conditional, contingent upon the District gaining full ownership, control, and exclusive use of the proposed site. The MSBA will not sign a Project Funding Agreement and will not reimburse the District for any costs incurred beyond the Feasibility Study Agreement without all land use issues being resolved.
- 2) 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.

- 3) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 4) The District's Schematic Design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the schematic design submittal prior to a Project Scope and Budget Agreement.
- 5) 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.
- 6) 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 Town of Shrewsbury be approved to proceed into Schematic Design to replace the existing Beal Early Childhood Center with a new K-4 facility on the Glavin Center site, contingent upon the Town gaining full ownership, control, and exclusive use of the proposed site.