

District: City of Revere
 School Name: Revere High School
 Recommended Category: Preferred Schematic
 Date: April 20, 2022

Recommendation

That the Executive Director be authorized to approve the City of Revere (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Revere High School with a new facility serving grades 9-12 on an alternative site known as the “Wonderland” site, . MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

If the District is approved by the Board to proceed into Schematic Design for this proposed project, and then is later considered by the Board for approval of a Project Scope and Budget Agreement and a Project Funding Agreement, the vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement, would be contingent upon the District gaining full ownership, control, and exclusive use of the proposed site, unless this condition is met prior to such vote. The District’s preferred option requires an eminent domain taking

District Information	
District Name	City of Revere
Elementary School(s)	A.C. Whelen Elementary School (K-5) Abraham Lincoln (K-5) Beachmont Veterans Memorial School (PK-5) Garfield Elementary School (PK-5) Paul Revere (K-5) Staff Sargent James J. Hill Elementary School (K-5)
Middle School(s)	Garfield Middle School (6-8) Rumney Marsh Academy (6-8) Susan B. Anthony Middle School (6-8)
High School(s)	Revere High School (9-12) Seacoast School (9-12)
Priority School Name	Revere High School
Type of School	High School
Grades Served	9-12
Year Opened	1974
Existing Square Footage	336,011
Additions	N/A
Acreage of Site	16.1 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Programmatic - Mechanical - Plumbing - Electrical - Accessibility - Presence of hazardous materials

District Information	
Original Design Capacity	Unknown
2021-2022 Enrollment	1,996
Agreed Upon Enrollment	2,450
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 2,450 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	July 1, 2019
Invitation to Feasibility Study	April 15, 2020
Preferred Schematic Authorization	On April 27, 2022 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 26, 2022
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	76.00%

Consultants	
Owner’s Project Manager (the “OPM”)	Leftfield, LLC
Designer	Perkins Eastman

Discussion

The existing Revere High School is a 336,011 square-foot, three-story facility located on a 16.1-acre site that currently serves students in grades 9-12. The existing facility was constructed between 1972 and 1974, and there have been a few smaller interior projects completed in the building since 1974. The roof was replaced in 1999 and the vocational technology areas adjacent to the field house were renovated in 2000.

The District’s Statement of Interest (“SOI”) identified numerous deficiencies in the existing facility associated with the age of the building and its systems. In addition, the District identified the following issues in the SOI: issues with programmatic deficiencies, accessibility issues, lack of a sprinkler system, outdated fire alarm system, presence and quantity of asbestos-containing materials, inadequate lighting, plumbing, and mechanical systems, and existing spaces not conducive for delivering the District’s educational program.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program. Subsequently, the District received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied (11) preliminary options that include: (1) base repair option, (1) addition/renovation option, and (9) new construction options, as presented below:

Option	Description of Preliminary Options
BR	Base Repair at the existing Revere High School; with an estimated project cost \$181.7 million.

1A	Addition/Renovation at the existing Revere High School; with an estimated project cost \$367.0 million.
1B	New Construction on adjacent properties (neighborhood of homes) to the north (Eminent Domain) of the existing Revere High School site; with an estimated cost \$422.8 million.
1C	New Construction on Erricola Park (Article 97) to the east of the existing Revere High School site; with an estimated project cost \$356.3 million.
1D	New Construction on Ambrose Field (Article 97) to the north of the existing Revere High School site; with an estimated project cost \$374.2 million.
2A	New Construction at Wonderland site – 27.3-acre site development (Eminent Domain); with an estimated project cost \$397.7 million.
2B	New Construction at Wonderland site – approx. 26.1-acre site development (Eminent Domain); with an estimated project cost \$376.6 million.
3A	New Construction at Housing Authority site – 29-acre site development (Relocation); with an estimated project cost \$424.2 million.
3B	New Construction at Housing Authority site – 18-acre site development (Relocation); with an estimated project cost \$399.5 million.
3C	New Construction at Housing Authority site – 12.6-acre site development (Relocation); with an estimated project cost \$369.3 million.
4A	New Construction at Furlong Drive site (Eminent Domain); with an estimated project cost \$422.7 million.

As a result of this analysis, the District determined that “Option BR” is not considered a viable option because this option does not meet the needs of the District’s educational program and does not address the District’s overcrowding issue. Additionally, it would result in significant disruption to ongoing education during construction.

The District determined that “Options 1B and 1D” would not be considered for further evaluation because both options require significant eminent domain takings and may result in a project timeline that is too long in duration for these to be viable options.

Although “Option 2B” would provide the same building layout, the District determined that this option would not be considered for further evaluation because the size of the site being considered for this option is not large enough to meet the site requirements outlined for the District’s desired campus program.

The District determined that “Option 3C” would not be considered for further evaluation because this option does not meet the minimum site requirements of the building, parking, multi-purpose fields and tennis courts without accommodating the parking in an elevated solution (under fields or under building.)

The District determined that “Option 4A” would not be considered for further evaluation because the site requires significant eminent domain takings of occupied residential properties and may result in a project timeline that is too long in duration for this to be a viable option.

Subsequent to the evaluation of preliminary options, the District removed “Options 3A and 3B” from further consideration after the Revere Housing Authority voted to discontinue discussions about the potential partnership. The District further developed “Option 2A”, which is now

referred to as “Option 2A.B”. Additionally, “Option 1A” and “Option 1C” were further developed and now referred to as “Options 1A.B and 1C.B”.

MSBA staff and the District agreed to explore the following (4) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: (1) base repair option, (1) addition/renovation option, and (2) new construction options. Please note that “Option BR” was not considered for further evaluation by the District; however, this option has been included for cost comparison purposes only.

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 BR Base Repair	336,011	336,011 \$381/sq. ft.	N/A	\$21,713,181	\$149,809,298 \$446/sq. ft.	\$181,619,956
Option 1C.B New Construction at Existing Site	585,435	N/A	422,600 \$491/sq. ft.	\$51,824,117	\$339,496,389 \$580/sq. ft.	\$416,218,161
Option 1A.B: Addition/Renovation at Existing Site	605,068	28,000 \$590/sq. ft.	605,068 \$474/sq. ft.	\$51,074,117	\$341,054,174 \$564/sq. ft.	\$418,229,252
Option 2A.B: New Construction at Wonderland Site***	585,435	N/A	585,435 \$475/sq. ft.	\$34,655,369	\$312,848,086 \$534/sq. ft.	\$384,355,192

* Marked up construction costs

** Does not include construction contingency

***District’s preferred option does not include the cost to acquire the Wonderland Site

***** Options 1C.B, 1A.B and 2A.B include 162,835gsf for the grade-level parking below the first floor.

The District has selected “Option 2A.B” New Construction at Wonderland Site as its Preferred Schematic to proceed into Schematic Design because this option best meets the needs of the District’s educational program, limits the disruption to ongoing education during construction, and does not require a phased move-in. The proposed site is located in a flood plain, therefore, the first floor of the proposed facility would have to be elevated; grade-level parking proposed under the building. This option also requires an eminent domain taking of unoccupied/non-residential property which has been reported to be underway.

As noted above, “Option BR” was not considered a viable option and was not considered for further evaluation; however, this option was included for cost comparison purposes only.

“Option 1C.B” was not selected by the District because the proposed new construction would require complicated phasing with concurrent construction of the new building directly adjacent to the existing building while in use. The proposed athletic fields would be located at Erricola Park which is under state protection as parkland. Future building development would require displacement of the Erricola Park and relocating it elsewhere on the property. The eastern half of the site is in a flood plain where the proposed new building is located. This would require raising the elevation of the building and providing compensatory storage. In addition, an underground stormwater culvert traverses the site which restricts the location of the building. Relocating the culvert would likely extend the project timeline and increase the cost of the project.

Similarly, “Options 1C.B and 1A.B” were not selected by the District because the anticipated development would require an Article 97 replication of the existing baseball and multi-purpose fields. An underground stormwater culvert also traverses the site which restricts the location of the proposed building. Also, it is anticipated that relocating the culvert would extend the timeline and increase the cost of the project. Site circulation is tight and parking counts are lower than zoning requirements because of space constraints.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on March 30, 2022. At that meeting, members of the FAS discussed the following items: appreciation of the District's educational program as a model for urban communities; educational program offerings including pathway programs for college and career readiness; use of the proposed parking garage and opportunity for an additional exit should use be extended to the public; electric charging stations for both staff and general use; opportunities for site development for outdoor learning; the character of the building exterior; opportunity to include a sheltered drop-off area; the design of the long corridors broken into smaller eddies; transparency of central spaces and refinement of indoor/outdoor connections; opportunity to create more intimate performance space within the large theater; site constraints and potential challenges as it relates to current and future floodplain projections; the location and proposed utilization of the media center; opportunities for access to the site via public transportation; and considerations for mechanical systems including ventilation during the warmer months.

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

- 1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District’s Preferred Schematic is reasonable, cost-effective, and meets the needs identified by the District. However, based on the current restrictions associated with accessing the proposed “Wonderland” site, the MSBA will require the District and design team to confirm that an appropriate level of site investigation and testing will be performed to inform a sufficiently detailed scope of work and proposed budget as part of the schematic design submittal.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.

- 3) The District's Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing a Project Scope and Budget Agreement.
- 4) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces, including the proposal to include a parking garage underneath the proposed building, will be reviewed during the Schematic Design phase.
- 5) 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, including costs associated with acquiring the proposed "Wonderland" site.

Based on the review outlined above, staff recommends that the City of Revere be approved to proceed into Schematic Design to replace the existing Revere High School with a new facility serving grades 9-12 on an alternative site known as the "Wonderland" site. If the District is approved by the Board to proceed into Schematic Design for this proposed project, and then is later considered by the Board for approval of a Project Scope and Budget Agreement and a Project Funding Agreement, the vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement, would be contingent upon the District gaining full ownership, control, and exclusive use of the proposed site, unless this condition is met prior to such vote. The District's preferred option requires an eminent domain taking