

District: Town of Berkley  
 School Name: Berkley Community School  
 Recommended Category: Preferred Schematic  
 Date: October 18, 2023

**Recommendation**

That the Executive Director be authorized to approve the Town of Berkley (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Berkley Community School with a new facility serving pre-kindergarten through grade 4 on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

As requested by the District as part of their Feasibility Study, MSBA staff reviewed and performed an evaluation of available Model School designs and suggests that the following Model Schools may meet the District’s needs, upon confirmation by the Model School designers:

- Memorial Elementary School, Burlington – Originally designed by Knight, Bagge & Anderson, Inc. and subsequently purchased by Raymond Design Associates in 2018;
- Irwin M. Jacobs Elementary School, New Bedford – Designed by Turowski2 Architecture;
- Hurld-Wyman Elementary School, Woburn – Designed by DiNisco Design; and,
- Lucretia and Joseph Brown Elementary School, Marblehead – Designed by Raymond Design Associates. \*

*\*It should be noted that use and consideration of this building as a Model School is pending/contingent upon approval of the MSBA Board of Directors. Board consideration of adopting this building as a Model School is anticipated at the October 25, 2023, Board of Directors meeting.*

Staff recommends that the Executive Director be authorized to approve the District to: (1) proceed with interviews and an evaluation to determine which of the Model School designs listed above, or if the original Preferred Schematic, best meets the District’s educational needs, and (2) proceed into Schematic Design with either a selected model school design or its original Preferred Schematic to construct a new elementary school facility for pre-kindergarten through grade 4 on the existing site.

<b>District Information</b>	
District Name	Town of Berkley
Elementary School	Berkley Community School (PK-4)
Middle School	Berkley Middle School (5-8)
High School	N/A
Priority School Name	Berkley Community School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1962
Existing Square Footage	72,272
Additions	1989 – Addition 2002 – Renovation

<b>District Information</b>	
Acreage of Site	19-acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> <li>• Electrical systems (Lighting)</li> <li>• Building envelope</li> <li>• Windows</li> <li>• Roofing</li> <li>• Accessibility</li> </ul> <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.</p>
Original Design Capacity	Unknown
2022-2023 Enrollment	479 students
Agreed Upon Enrollment	385 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 385 students serving grades K-4, for a project that will serve PK-4.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	April 27, 2022
Preferred Schematic Authorization	On October 25, 2023 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on June 26, 2024
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	57.11%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	Taylor & Burns, Inc

**Discussion**

The existing Berkley Community School is a 72,272 square footage facility located on a 19-acre site that currently serves students in pre-kindergarten through grade 4. The original school building was constructed in 1962, with an addition in 1989 and renovations in 2002.

The District’s Statement of Interest (SOI) identified numerous deficiencies in the existing facility associated with the following: outdated electrical lighting systems; building envelope deficiencies including leaking roofing, sagging windows, and deteriorating exterior walls contributing to water infiltration; deteriorating exterior ramp surfaces, and existing spaces that are 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 and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied (8) preliminary options that included (1) base repair option, (4) addition/renovation options, and (3) new construction option, as presented below.

<b>Option</b>	<b>Description of Preliminary Options</b>
Option 0.0	Code Upgrade / Base Repair for 385 students in grades K-4 at the existing Berkley Community School; with an estimated project cost of \$63.7 million.
Option 1.1	Addition/renovation (Community Corner with South Entry Porch and Open Court) for 385 students in grades K-4 at the existing Berkley Community School; with an estimated project cost of \$83.1 million.
Option 1.2	Addition/renovation for 385 students in grades K-4 at the existing Berkley Community School. Please note, the Berkley School Building Committee (SBC) voted to exclude this option from further consideration prior to receiving preliminary cost estimates.
Option 1.3	Addition/renovation (Community Corner with South Entry Porch) for 385 students in grades K-4 at the existing Berkley Community School; with an estimated project cost of \$79 million.
Option 1.4	Addition/renovation (South Lot Entry, Closed Courtyard, Extended North Wing) for 385 students in grades K-4 at the existing Berkley Community School; with an estimated project cost of \$82.2 million.
Option 2.1	New construction (South of Existing School with Two Two-Story Classroom Wings) for 385 students in grades K-4 at the existing Berkley Community School site; with an estimated project cost of \$70.1 million.
Option 2.2	New construction (on the South Lot, 3-stories) for 385 students in grades K-4 at the existing Berkley Community School site. Please note, the Berkley SBC voted to exclude this option from further consideration prior to receiving preliminary cost estimates.
Option 2.3	New construction (on the North Lot, new well) for 385 students in grades K-4 at the existing Berkley Community School site. Please note, the Berkley SBC voted to exclude this option from further consideration prior to receiving preliminary cost estimates.

As a result of this analysis, the District determined that “Option 1.2” would not be considered for further evaluation because this option requires phased construction resulting in a longer anticipated construction duration, the occupied renovations require temporary modular classrooms, and would result in significant disruption to ongoing education during construction.

The District determined that “Option 2.2” would not be considered for further evaluation because this option requires regrading over a portion of the existing play fields and would result in loss of the woodland buffer. The District also determined that this option results in anticipated logistical challenges associated with managing on-site parking, use of playfields, and safety concerns during construction.

The District determined that “Option 2.3” would not be considered for further evaluation because development over an existing well requires coordination and review with the Department of Environmental Protection (DEP) and local zoning. The District also determined that this option

results in anticipated logistical challenges associated with managing on-site parking, use of playfields, and safety concerns during construction.

MSBA staff and the District agreed to explore the following (5) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: (1) code upgrade option, (3) addition/renovation options, and (1) new construction option.

**Summary of Preliminary Design Pricing for Final Evaluation of Options**

<b>Option (Description)</b>	<b>Total Gross Square Feet</b>	<b>Square Feet of Renovated Space (cost*/sq. ft.)</b>	<b>Square Feet of New Construction (cost*/sq. ft.)</b>	<b>Site, Building Takedown, Haz Mat. Cost*</b>	<b>Estimated Total Construction ** (cost*/sq. ft.)</b>	<b>Estimated Total Project Costs</b>
Option 0.0 (Code Upgrade)	72,727	72,727 \$575/sq. ft.	N/A	\$9,832,264	\$51,379,923 \$711/sq. ft.	\$65,222,891
Option 1.1 (Addition/Renovation)	77,425	39,504 \$619/sq. ft.	38,371 \$742/sq. ft.	\$11,139,845	\$63,774,879 \$824/sq. ft.	\$84,051,459
Option 1.3 (Addition/Renovation)	78,635	50,031 \$609/sq. ft.	28,604 \$771/sq. ft.	\$10,599,827	\$63,106,564 \$803/sq. ft.	\$82,398,063
Option 1.4 (Addition/Renovation)	78,698	50,094 \$600/sq. ft.	28,604 \$796/sq. ft.	\$10,590,188	\$63,454,183 \$806/sq. ft.	\$82,861,092
<b>Option 2.1*** (New Construction)</b>	<b>79,537</b>	<b>N/A</b>	<b>79,537 \$633/sq. ft.</b>	<b>\$11,249,318</b>	<b>\$61,614,533 \$775/sq. ft.</b>	<b>\$75,077,221</b>

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\*District’s Preferred Schematic

The District has selected “Option 2.1” as its Preferred Schematic to proceed into Schematic Design as the District determined that this option best meets the needs of the District’s educational program and the proposed location is anticipated to minimize disruption to ongoing education during construction. Additionally, as preferred by the District, this option proposes to locate the new facility and parking lot outside the DEP Aquifer Zone 1.

“Option 0.0” was not selected by the District because this option is anticipated to result in only minor improvements to the educational program, the occupied renovations require temporary modular classrooms, and would result in significant disruption to ongoing education during construction.

Additionally, the District determined that this option does not provide desired separate community access to the gymnasium and cafeteria.

“Options 1.1”, “1.3”, and “1.4” were not selected by the District because these options require undesirable phased construction resulting in an anticipated longer construction duration.

Additionally, the District determined that the occupied renovations would require temporary modular classrooms and are anticipated to result in significant disruption to ongoing education during construction.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (FAS) on September 20, 2023. At that meeting, members of the FAS discussed the following items: building orientation on the site; appreciation of the proposed simple and logical building design; the character of the proposed building and opportunities to add playful elements for young learners; site development and opportunities to further define outdoor learning spaces; appreciation of the District's educational program and its inclusion of educators in the process; sheltered access to the building for individuals with limited mobility; transparency of the building and media center; consideration of looping for first and second grades; location and use of the proposed breakout spaces and hallway spaces as gathering points; existing drainage challenges and stormwater management considerations within the proposed plan; and, the District's request to be considered as part of the MSBA's Model School Program.

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 and cost-effective and meets the needs identified by the District.
- 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 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.

Based on the review outlined above, staff recommends that the Town of Berkley be approved to proceed into Schematic Design to replace the existing Berkley Community School with a new facility serving pre-kindergarten through grade 4 on the existing site.

Staff further recommends that the Town of Berkley:

- 1) Be allowed to consider using the following as potential Model School design candidates:
  - Memorial Elementary School, Burlington – Originally designed by Knight, Bagge & Anderson, Inc. and subsequently purchased by Raymond Design Associates in 2018;
  - Irwin M. Jacobs Elementary School, New Bedford – Designed by Turowski2 Architecture;
  - Hurld-Wyman Elementary School, Woburn – Designed by DiNisco Design; and,

- Lucretia and Joseph Brown Elementary School, Marblehead – Designed by Raymond Design Associates. \*

*\*It should be noted that use and consideration of this building as a Model School is pending/contingent upon approval of the MSBA Board of Directors. Board consideration of adopting this building as a Model School is anticipated at the October 25, 2023 Board of Directors meeting.*

- 2) If the Town of Berkley chooses to formally evaluate the Model School designs listed above as potential Model School design candidates, the District will evaluate both the Model School designs and the District's Preferred Schematic design ("Option 2.1") and will proceed with interviews of their respective designers to determine which design best meets the District's educational needs.