

District: Chelmsford
School Name: McCarthy and Colonel Moses Parker Middle Schools
Recommended Category: Project Scope and Budget Agreement
Date: September 30, 2009

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Chelmsford for the renovation and limited addition at the McCarthy and Parker Middle Schools.

Background

The Chelmsford School District, with a total 2008-2009 student population of 5,548, has five elementary schools (PK-4), two middle schools (5-8), and one high school (9-12). In November of 2008, Chelmsford submitted a Statement of Interest (SOI) for the McCarthy Middle School (5-8).

The McCarthy Middle School is a 143,000 gross square foot facility with a 2008-2009 total enrollment of 947 students. The facility was originally built in 1957 as a high school, with a two-story classroom and gymnasium addition in 1962. The District identified a number of system concerns, including the need for: new HVAC and plumbing systems; updated space to meet ADA guidelines; roofing system replacement; additional space due to overcrowding and renovation of interior corridor finishes.

The Colonel Moses Parker Middle School is a 105,000 gross square foot facility with a total 2008-2009 enrollment of 757 students. The facility was constructed in 1965, and other than a single roof replacement twenty years ago, all systems are original to the building. In 2006, the school district added ten modular classrooms to alleviate overcrowding within the facility.

The Chelmsford School Building Committee (CSBC) was formed to coordinate the implementation of a \$31 million dollar repair/project upgrade plan for their middle and high schools. The CSBC hired Flansburgh Associate Architects to design the project and Turner Construction Company as an Owner's Project Manager to assist in the development of the most cost-effective solutions to address the district-wide problems.

Due to fiscal constraints, the CSBC had to work to target funds for the necessary mechanical system and roof upgrades, while providing a limited addition to address their overcrowding issues. The CSBC recommended that the same design for a small addition to house a new library at each of the middle schools be utilized in order to save additional design fees. In addition to the library addition, the upgrades at the McCarthy Middle School included a complete new heating system, new windows, new fire alarm system, new electrical upgrades, new roof, new ceilings/lighting; new emergency generator (Life Safety); technology upgrades; arts wing renovation; renovate music rooms and asbestos

removal. In addition to the library addition, the work at the Colonel Moses Parker Middle School included new boilers, new windows, new fire alarm system, new electrical upgrades/HVAC in gymnasium, added modular classrooms, new rooftop exhaust replacement, new toilet facilities, technology upgrades, and asbestos removal.

Project Scope:

MSBA staff has reviewed the total project budget and believes that the costs presented are reasonable. These costs will be further reviewed and subject to further audit to exclude costs that are categorically ineligible. Based on this review, the MSBA staff recommends supporting the proposed scope and budget which includes partial renovations/additions to the McCarthy and Parker Middle Schools.

Parker/McCarthy Middle School(s) 757/947 = 1,704 Student 248,000 (total) Square Feet	Basis of Total Facilities Grant
OPM Services:	\$ 358,830
Administrative and testing costs	\$163,667
Designer Services:	\$1,291,264
Construction	\$10,881,263
FFE:	\$710,201
Total Project Cost:	\$13,405,225
MSBA Reimbursement Rate:	54.31%
Total Maximum Facilities Grant:	\$7,280,377