

District: Town of Auburn
 School Name: Auburn Middle School
 Recommended Category: Preferred Schematic
 Date: September 26, 2012

Recommendation

That the Executive Director be authorized to approve the Town of Auburn, as part of its Invitation to Feasibility Study, to proceed into schematic design to replace the existing middle school facility with a new Auburn Middle School on an alternative site located on West Street. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution to construct a new Auburn Middle School on an alternative site located on West Street, contingent upon the Town obtaining full ownership, control, and use of the site.

District Information	
District Name	Town of Auburn
Elementary School(s)	Bryn Mawr Elementary School (K-2) Mary D. Stone Elementary School (K-2) Julie Bancroft Elementary School (3-5) Pakachoag Elementary School (3-5)
Middle School(s)	Auburn Middle School (6-8)
High School(s)	Auburn Senior High School (PK; 9-12)
Priority School Name	Auburn Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1959
Total Square Footage	65,000
Additions	Addition in 1972 and four modular classrooms purchased in the 1990’s
Acreage of Site	12.9 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Structural integrity – Mechanical systems – Electrical systems – Envelope – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2011-2012 Enrollment	545
Agreed Upon Enrollment	560
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 560 students serving grades 6-8.

MSBA Board Votes	
Invitation to Feasibility Study	November 28, 2007
Preferred Schematic Authorization	On October 3, 2012 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization in January, 2013
Reimbursement Rate	54.16%

Consultants	
Owner's Project Manager	Skanska USA Building, Inc.
Designer	Lamoureux Pagano Associates Architects

Discussion

The existing Auburn Middle School is a 65,000 square-foot, two-story masonry and steel building with a 4,300 square-foot modular building attached. The existing facility serves as the District's middle school and houses grades 6-8. The original school building opened in 1959, with an addition built in 1972, and modular classrooms added in the 1990's.

The District identified numerous deficiencies in the Statement of Interest including structural and mechanical issues and electrical systems that are either outdated or obsolete. Existing exterior walls are non-insulated, and windows are original to the existing construction. In addition to the physical issues associated with the existing building, the District reported that the existing facility does not support the delivery of its educational program due to overcrowding and the insufficient size of most existing spaces.

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 six preliminary options that included one baseline repair option, one addition/renovation option, and four new construction options, as follows:

Option	Description of Preliminary Options
0	No-build base repair of existing facility
1	Addition/renovation of existing facility
2	New construction on existing Swanson Street site, demolition of existing facility (two schemes)
3	New construction at West Street site
4	New construction at Pakachoag Street site
5	New construction at Prospect Street site

Option 0 was not considered a viable option as it does not address issues associated with the existing building and educational program. Options 4 and 5 were not considered for further evaluation because they were considered the least advantageous when compared to the Swanson Street and West Street sites.

The District’s Feasibility Study further indicated that the existing plumbing systems do not comply with ADA or MA accessibility codes; one of the two existing boilers is original to the building and has exceeded its expected service life; and, existing unit ventilators in classrooms have also exceeded their expected service life and require replacement. Most corridors and administration spaces currently have no ventilation and would be required to be brought up to current ventilation standards.

Based on the preliminary evaluation of options and discussion with MSBA staff, the District and its consultants advanced four options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below.

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: Renovation/ Addition Scheme #3	94,261	33,962 \$246/sf	60,299 sf \$330/sf	\$8,051,543	\$36,328,343 \$385/sf	\$45,410,429
Option 2a: New Construction, Existing Site Scheme #2	101,424	NA	101,424 sf \$307/sf	\$6,862,254	\$38,035,351 \$375/sf	\$47,544,189
Option 2b: New Construction, Existing Site Scheme #3	101,017	NA	101,017 sf \$303/sf	\$5,827,824	\$36,411,995 \$360/sf	\$45,514,994
Option 3: New Construction, West Street Site***	101,424	NA	101,424 sf \$290/sf	\$4,079,658	\$33,507,482 \$330/sf	\$41,884,353

**Marked-up construction costs*

***Does not include construction contingency*

****District’s preferred solution*

The District has selected Option 3, which replaces the existing Auburn Middle School facility with new construction on the West Street site, as the preferred solution to proceed into schematic design. The District selected Option 3 as its preferred option because it achieves the District’s desired educational goals with reduced impact to students during construction. Additionally, Option 3 is estimated to cost less than Options 1, 2a, and 2b. The MSBA understands that the District is proposing the use of the Construction Manager-at-Risk construction delivery method as the basis of the construction cost estimate for all options on the existing site (Options 1, 2a, and 2b) to better support the construction phasing that would be required. The construction cost

estimate for Option 3, new construction on an alternate site, is based on the traditional design-bid-build construction delivery method.

The proposed construction at the West Street site will require the District to acquire some land, which is anticipated to be completed by November, 2012. The MSBA has indicated that confirmation of the District's full ownership, control, and use of the West Street site is required for the MSBA to enter into a Project Funding Agreement.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on August 29, 2012. At that meeting, members of the FAS raised a number of concerns including the conceptual layout of the proposed building and the possibility of incorporating adjustments that more appropriately reflect the District's desire to provide a clustered environment for middle school team-based learning. The FAS also requested that the District reconsider the needs of its science curriculum and the incorporation of fume hoods in the middle school science lab/classrooms. In addition, MSBA staff reiterated the importance of completing the District's ongoing land acquisition process and performing required geotechnical exploration and testing associated with the West Street site.

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 has completed an enrollment projection and has reached a mutual agreement with the District for a design enrollment of 560 students for the Auburn Middle School.
- 3) MSBA 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, cost-effective, and meets the needs identified by the District.
- 4) The District is required to provide geotechnical and soils testing results that confirm the proposed West Street site is suitable for the development of a new middle school facility in order for MSBA staff to forward a recommendation for project, scope, and budget to the Board of Directors for its consideration.
- 5) The District must secure full ownership, control, and use of the proposed site within 120 days of the MSBA Board of Director's approval of the proposed project, and any such approval will be conditional upon securing full ownership, control, and use of the property.
- 6) The District has acknowledged that full ownership, control, and use of the proposed site is a prerequisite for the execution of a Project Funding Agreement.
- 7) The District has submitted an operational budget for educational objectives and a capital budget for MSBA review.

- 8) 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.
- 9) 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. It should be noted that the MSBA continues to evaluate and obtain information from the District that is necessary to consider a gymnasium square footage beyond the MSBA guidelines.
- 10) As part of the ongoing dialogue with the design team and throughout the Schematic Design phase, the MSBA will continue to work with the District to address the concerns of the Facilities Assessment Subcommittee, as outlined above, and the review comments of MSBA staff, as summarized in the August 28, 2012 letter to the District.

Based on the review outlined above, staff recommends that the Town of Auburn be approved to proceed into schematic design to replace the existing middle school facility with a new Auburn Middle School on the proposed West Street site location, contingent upon the Town obtaining full ownership, control, and use of the site.