District: City of Chelsea
School Name: Clark Avenue Middle School
Recommended Category: Preferred Schematic
Date: November 13, 2013

Recommendation

That the Executive Director be authorized to approve the City of Chelsea, as part of its Invitation to Feasibility Study, to proceed into schematic design to replace the existing Clark Avenue Middle School on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution to replace the existing Clark Avenue Middle School on the existing site.

District Information	
District Name	City of Chelsea
Elementary School(s)	Edgar A. Hooks Elementary School (1-4) Frank M. Sokolowski Elementary School (1-4) George F. Kelly Elementary School (1-4) Shurtleff Early Childhood Center (PK-K) William A. Berkowitz Elementary School (1-4)
Middle School(s)	Clark Avenue Middle School (5-8) Eugene Wright Science and Technology Academy (5-8) Joseph A. Browne School (5-8)
High School(s)	Chelsea High School (9-12)
Priority School Name	Clark Avenue Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1907
Existing Square Footage	146,560
Additions	1925
Acreage of Site	1.43 acres
Building Issues	The District identified deficiencies in the following areas: – Deteriorated exterior walls – Mechanical systems – Electrical systems – Plumbing systems – 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 as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2012-2013 Enrollment	558
Agreed Upon Enrollment	670
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 670 students serving grades 5-8.

MSBA Board Votes	
Invitation to Feasibility Study for Potential Repair	November 28, 2007
Recategorization from Feasibility Study to Eligibility Period	January 25, 2012
Invitation to Feasibility Study	July 25, 2012
Preferred Schematic Authorization	On November 20, 2013 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on March 26, 2014
Reimbursement Rate Before Incentives	79.58%

Consultants	
Owner's Project Manager	Pinck & Co., Inc.
Designer	HMFH Architects, Inc.

Discussion

The existing Clark Avenue Middle School is a 146,560 square foot facility on a 1.43 acre site located at 8 Clark Avenue in Chelsea, Massachusetts. The existing facility currently houses grades 5-8. The existing building originally served as the City High School, constructed in 1907, with a significant addition added in 1925.

The District identified numerous deficiencies in its Statement of Interest ("SOI") including obsolete mechanical, electrical and plumbing systems, lack of a fire suppression system, lack of handicapped accessibility, and deteriorated exterior walls. The site is almost entirely occupied by the four-story building, leaving a small asphalt paved student play area. In the early 1970s, the building sustained a fire that damaged large portions of the building, with resulting repairs undertaken in 1973. The building was closed in 1996 when the new Chelsea High School was constructed and reopened in 1998 as a middle school. During that period, the City undertook modest renovations in the 1925 north wing to update life-safety systems and provide handicapped accessibility limited to the main entry door and the 1st and 2nd floors. It is this 1925 wing of the building and only a small portion of the 1907 wing that currently serve as the Middle School. The remainder of the 1907 wing houses district-wide custodial, storage/service, and office areas.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing site and building conditions, alternate site locations, and the educational program. The District received input from educators, administrators, and facilities personnel. Many areas of the 1907 wing have been abandoned due to their derelict condition. Other than the renovations mentioned above and the replacement of windows in the early 1990s, many building components and systems are largely original construction. The building's roof and floor framing are constructed of wood. All mechanical, electrical, plumbing, and fire protection systems, to the extent that they exist, would require replacement in any significant renovation project. As such, the building is beyond its useful life and is cause for significant, on-going maintenance costs for the District. Based on the findings of this assessment, the District and its consultants initially

studied three preliminary options that include one renovation option, one addition/renovation option, and one new construction option. All proposed options are located on the existing site and require phasing efforts during construction. The following is a detailed list of the preliminary alternatives considered:

Option	Description of Preliminary Options
1	Renovation of the existing building
2	Renovation of the existing building and an addition
3	New construction on the existing site

As a result of the MSBA's review of the options included in the Preliminary Design Program ("PDP") submittal, the design team added a base repair option in the Preferred Schematic Report for comparative cost analysis.

Option	Description
4	Base repair and code upgrade of the existing building

Upon further review, MSBA staff and the District agreed to four final options for consideration in the final evaluation of alternatives 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)	144,260	142,060 $313/sf	2,200 $939/sf	$2,633,584	$49,219,126 $341/sf	$59,062,951
Option 2: (Renovation / Addition)	125,533	49,150 $373/sf	76,383 $368/sf	$5,661,363	$52,096,799 $415/sf	$62,516,159
Option 3: (New Construction) ***	***115,232***	***-*** ***-***	***115,232*** ***$364/sf***	***$6,521,217***	***$48,422,474*** ***$420/sf***	***$58,106,969***
Option 4: (Base Repair)	146,560	146,560 $260/sf	- -	$1,452,972	$39,574,775 $270/sf	$47,489,730

** Marked up construction costs*
*** Does not include construction contingency*
******District's preferred option***

The District selected "Option 3," a new facility located on the existing site as the preferred solution to proceed into schematic design. The District determined that this option is the most educationally-appropriate and cost-effective solution because the repair option did not meet the needs of the educational program, and the renovation and addition/renovation options only marginally met the needs of the educational program, required lengthy construction durations, and

provided more space than required by the educational program. In addition, "Option 3" is the most cost-effective and efficient alternative of the four options.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on October 23, 2013. At that meeting, members of the FAS raised issues regarding the location of the handicapped accessible entrance, configuration of the science lab exits, and potential sound transmission between the gymnasium and library. The FAS members also asked the District and design team to study the possibility of providing a sink in each classroom.

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

1) MSBA has completed an enrollment projection and has reached a mutual agreement with the District for a design enrollment of 670 students for the Clark Avenue Middle School.

2) 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 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 of the proposed project, 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 City of Chelsea proceed into schematic design to replace the existing Clark Avenue Middle School on the existing site.