

District: Town of Northborough  
 School Name: Lincoln Street Elementary School  
 Recommended Category: Preferred Schematic  
 Date: November 13, 2013

**Recommendation**

That the Executive Director be authorized to approve the Town of Northborough, as part of its Invitation to Feasibility Study, to proceed into schematic design for an addition and renovation project at the Lincoln Street Elementary School. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution for an addition and renovation project at the Lincoln Street Elementary School.

<b>District Information</b>	
District Name	Town of Northborough
Elementary School(s)	Marion E. Zeh Elementary School (PK-5) Fannie E. Proctor Elementary School (K-5) Lincoln Street Elementary School (K-5) Marguerite E. Peaslee Elementary School (K-5)
Middle School(s)	Robert E. Melican Middle School (5-8)
High School(s)	Algonquin Regional High School (9-12)
Priority School Name	Lincoln Street Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1965
Existing Square Footage	44,000
Additions	N/A
Acreage of Site	7.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Windows</li> <li>- Accessibility</li> </ul> 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	301
Agreed Upon Enrollment	270
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 270 students serving grades K-5.

<b>MSBA Board Votes</b>	
Invitation 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	46.58%

<b>Consultants</b>	
Owner's Project Manager	Strategic Building Solutions
Designer	Lamoureux Pagano and Associates, Inc.

## Discussion

The Lincoln Street Elementary School is a 44,000 square foot one-story elementary school located on a 7.5 acre site that currently houses grades K-5. The building's brick façade is supported by steel columns and unreinforced concrete masonry unit walls under a low-sloped steel framed roof.

The original school building was constructed in 1965. Since the building opened, it has received some improvements: in 1997, a new boiler was installed; in 2006, pneumatic controls were upgraded; and in 2008, a new roof was installed utilizing state funds. In the Statement of Interest ("SOI"), the District reported that, in addition to the general lack of accessibility, the existing facility requires heating, ventilation and electrical systems replacement, accessible plumbing fixtures, abatement of hazardous material, fire protection systems, structural bracing, and non-structural exterior improvements.

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. The comprehensive assessment confirmed the deficiencies stated in the SOI and identified site restrictions due to the surrounding wetlands. Based on the findings of this effort, the District and its consultants initially studied three preliminary options that include a base repair option, one addition/renovation configuration, and one new construction option.

As a result of the preliminary evaluation of alternatives, the District and its consultants determined that the base repair option was not a viable option as it does not address all of the issues associated with the existing building and site and would not satisfy the District's educational program. The District, recognizing the extent of onsite wetlands and the condition of the existing building, decided to focus the Preferred Schematic Report on addition/renovation options while developing new construction options for comparison purposes.

As part of the Preferred Schematic Report, the District developed and reviewed three addition/renovation options and three new construction options. One of the new construction options, "Option 5," was not considered for further evaluation because it required significant work within wetland buffer zones. MSBA staff and the District agreed to five final options for further development and consideration in the final evaluation of alternatives 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
<b>Option 1***:</b> (Add/Reno) <i>Minimal Additions to Meet Program</i>	<b>53,000</b>	<b>45,000</b>  <i>\$226 /sf</i>	<b>8,000</b>  <i>\$474/sf</i>	<b>\$2,528,497</b>	<b>\$17,628,868</b>  <i>\$333/sf</i>	<b>\$24,745,000</b>
Option 2: (Add/Reno) Moderate Addition	54,200	43,200  \$230/sf	11,000  \$401/sf	\$2,539,897	\$18,009,473  \$332/sf	\$25,167,000
Option 3: (Add/Reno) Replacement of Core Facilities	54,400	31,000  \$240/sf	23,400  \$348/sf	\$3,612,497	\$19,310,014  \$355/sf	\$26,611,100
Option 4: (Two- story New Construction) In Front of Existing Building	50,971	-  -	50,971  \$324/sf	\$2,805,023	\$20,325,376  \$399/sf	\$26,154,500
Option 6: (One- story New Construction) In Front of Existing Building	50,164	-  -	50,164  \$332/sf	\$2,805,023	\$20,483,752  \$408/sf	\$26,961,000

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\***District's preferred option**

The District has selected “Option 1,” an addition of 8,000 square feet and a renovation of 45,000 square feet, as the preferred alternative to proceed into schematic design. The District selected “Option 1” as its preferred alternative because it satisfies virtually all of the District’s programmatic goals as outlined in the educational program and site development requirements. “Option 1” features an improved media center and computer lab in place of the existing gymnasium, with the addition of a new gymnasium to the east of the existing facility. Although site restrictions due to wetland buffer zones significantly limit the potential area for construction, the preferred alternative allows the new gymnasium to be constructed without impacting the buffer zones. Additionally, “Option 1” affords the District the ability to separate bus and parent drop off, as well as reclaim a significant amount of previously disturbed area within the riverfront buffer zone. Further, the District selected “Option 1” over the other addition/renovation and new construction options as its preferred alternative because it maximizes the reuse of the existing facility while minimizing new square footage and the impact to on-site wetlands.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on November 6, 2013, focusing on the District’s educational program and how the preferred alternative would address the specific needs of the educational program. The District elaborated on the school’s adjacent wetlands and their significant impact on the development of potential solutions and site development. During the meeting, members of the FAS discussed the potential for inclusion of sinks in classrooms, in-classroom storage, communicating doors, and the

benefits of providing adaptable technology within classrooms. Members of the FAS raised concerns about the size, adjacencies, and day-lighting of specific programmatic spaces, suggesting that the District review options as the project progresses into schematic design.

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

- 1) 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.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) 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.
- 4) 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.
- 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 Northborough be approved to proceed into schematic design for an addition and renovation project at the Lincoln Street Elementary School.