District: City of Quincy
School Name: Reay E. Sterling Middle School
Recommended Category: Preferred Schematic
Date: November 12, 2015

Recommendation

That the Executive Director be authorized to approve the City of Quincy, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Reay E. Sterling Middle School on the existing site with a new facility to serve students in grades 5-8. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution.

District Information	
District Name	City of Quincy
Elementary Schools	Amelio Della Chiesa Early Childhood Center (PK) Atherton Hough Elementary School (K-5) Beechwood Knoll Elementary School (K-5) Charles A. Bernazzani Elementary School (K-5) Clifford H. Marshall Elementary School (K-4) Francis W. Parker Elementary School (K-5) Lincoln-Hancock Community School (K-4) Merrymount Elementary School (K-5) Montclair Elementary School (K-5) Snug Harbor Community School (PK-5) Squantum Elementary School (K-5) Wollaston Elementary School (K-5)
Middle Schools	Atlantic Middle School (6-8) Broad Meadows Middle School (6-8) Central Middle School (6-8) Point Webster Middle School (5-8) Reay E. Sterling Middle School (5-8)
High Schools	North Quincy High School (9-12) Quincy High School (9-12)
Priority School Name	Reay E. Sterling Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1927
Existing Square Footage	83,870
Additions	N/A
Acreage of Site	7.59 acres
Building Issues	The District identified deficiencies in the following areas: – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility

District Information	
	In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2014-2015 Enrollment	325
Agreed Upon Enrollment	430
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 430 students serving grades 5-8.

MSBA Board Votes	
Invitation to Eligibility Period	January 29, 2014
Invitation to Feasibility Study	November 19, 2014
Preferred Schematic Authorization	On November 18, 2015 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization in June 2016
Feasibility Study Reimbursement Rate (Incentives points are not applicable)	71.16%

Consultants	
Owner's Project Manager	Joslin Lesser + Associates, Inc.
Designer	Ai3 Architects, LLC

Discussion

The existing Reay E. Sterling Middle School is an 83,870 square foot facility located on a 7.59 acre site that currently serves students in grades 5 through 8. The original school building was constructed in 1927. There have been no additions or renovations with the exception of the replacement of one of the two original boilers in 2005. The existing facility remains largely unchanged from its original construction, contributing to poor energy efficiency, outdated mechanical, electrical, and plumbing systems, and the presence of hazardous materials. In addition, the District's Statement of Interest ("SOI") identified numerous deficiencies in the existing middle school associated with accessibility, overcrowding, and appropriateness of existing spaces to deliver its 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 four preliminary options that included one new construction option, two addition/renovation configurations and one base repair/code upgrade option. The following is a detailed list of the preliminary alternatives considered:

Option	Description of Preliminary Options
1	New construction on the existing site
2	Major addition/renovation of the existing facility
3	Minor addition/renovation of the existing facility (w/ preservation of the existing footprint)
4	Base repair/code upgrade of existing building

Upon further investigation of the existing conditions, MSBA staff and the District agreed that all four options would be considered 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: (New construction on the existing site)***	***95,155***	***0*** ***$0/sf***	***95,155*** ***$368/sf***	***$4,660,793***	***$39,710,902*** ***$417/sf***	***$49,638,628***
Option 2: (Major addition/reno of the existing facility)	117,018	54,702 $271/sf	62,316 $407/sf	$4,459,314	$44,621,783 $381/sf	$55,777,229
Option 3: (Minor addition/reno of the existing facility)	114,513	67,758 $255/sf	46,755 $447/sf	$4,518,147	$42,695,922 $373/sf	$53,324,249
Option 4: (Base repair/code upgrade of existing building)	83,807	83,807 $163/sf	0 $0/sf	$1,355,000	$14,993,350 $179/sf	$19,249,787

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

The District has selected "Option 1," which replaces the existing Sterling building with a new grade 5 through 8 facility on the existing site, as the preferred solution to proceed into Schematic Design. This option represents the District's preferred solution to deliver its desired educational program at a lower estimated cost when compared to addition and renovation options. "Option 1" proposes to accommodate the District's full educational plan while providing the desired educational adjacencies of programmatic areas within a compact building footprint that is required by the urban setting. The proposed solution will arrange interior "neighborhood" spaces within the proposed configuration to allow for collaboration between teachers and students to facilitate project-based learning.

Although "Option 2" and "Option 3" would improve the conditions of the existing facility, the desired educational plan would not be fully accommodated. In addition, based on evaluation of the existing conditions, "Option 2" and "Option 3" would require full compliance with the current building code for new construction resulting in higher estimated construction costs, complex phasing, and an extended construction duration. "Option 4" was not considered for further evaluation and has been provided for comparable purposes only.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on October 28, 2015. At that meeting, members of the FAS discussed the appropriate scaling of building design to integrate with the surrounding neighborhood, site design and circulation, flood plain issues, access to service areas, the District's educational and technology plan, and the grouping of Special Education spaces in the grade 5 neighborhood cluster.

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, 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 MSBA will continue to work with the District to understand the scope of work and associated square footage in order to determine a mutually agreeable methodology to differentiate between eligible and ineligible costs. Costs associated with design and construction of the proposed auditorium will be ineligible for reimbursement.

Based on the review outlined above, staff recommends that the City of Quincy be approved to proceed into Schematic Design to replace the existing Reay E. Sterling Middle School on the existing site with a new facility to serve students in grades 5-8.