District: City of Boston
School Name: Boston Arts Academy
Recommended Category: Preferred Schematic
Date: June 21, 2017

Recommendation

That the Executive Director be authorized to approve the City of Boston, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Boston Arts Academy on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution.

District Information	
District Name	City of Boston
Early Childhood Center(s)	1 (PK) 4 (PK-1) 1 (PK-2) 2 (K-3)
K-12 Facilities	1 (PK-12) 1 (1-12)
Elementary School(s)	40 (PK-5) 1 (PK-6) 19 (PK-8) 5 (K-5) 2 (K-8) 1 (2-6)
Middle School(s)	1 (3-8) 1 (4-8) 8 (6-8) 1 (6-9)
Middle/High School (s)	3 (6-12) 3 (7-12)
High School(s)	22 (9-12)
Priority School Name	Boston Arts Academy
Type of School	High School
Grades Served	9-12
Year Opened	Boston Arts Academy founded in 1998
Existing Square Footage	120,825
Additions	None (Renovated in1998)
Acreage of Site	.98 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Windows – Roof In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.

District Information	
Original Design Capacity	417
2016-2017 Enrollment	447
Agreed Upon Enrollment	500
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 500 students serving grades 9-12.

MSBA Board Votes	
Invitation to Eligibility Period	November 19, 2014
Invitation to Feasibility Study	August 6, 2015
Preferred Schematic Authorization	On June 28, 2017 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on December 13, 2017
Feasibility Study Reimbursement Rate (Incentives points are not applicable)	65.47%

Consultants	
Owner's Project Manager (the "OPM")	PMA Consultants, LLC
Designer	Perkins Eastman Architects, DPC

Discussion

The Boston Arts Academy ("BAA") is a grades 9-12 high school specializing in the performing and visual arts. The existing 120,825 square foot, three-story building is located on Ipswich Street, adjacent to Fenway Park in Boston. The original building was constructed in 1928 as a postal garage and warehouse, then, in 1998, it was converted into a high school facility. The BAA shared this building with the Fenway High School until 2015.

The District identified numerous deficiencies in its Statement of Interest for the BAA. An evaluation of all major building systems concluded that that the HVAC, plumbing, electrical, technology, fire alarm, and emergency power systems are all at the end of their useful life even though there were exterior envelope upgrades completed in 1998 and the windows were replaced in 2002. The District reported that the building is noncompliant with the current energy code, contains hazardous materials, and is only partially accessible to handicapped individuals. In addition, the District reported that the existing facility does not support delivery of its specialized educational programming. The building lacks a gymnasium, auditorium/stage, and sufficient music and theater practice spaces.

As a part of its Feasibility Study, the MSBA required the District to review all of the underutilized high school facilities located in the District, including the existing BAA facility, to determine if any of those facilities could potentially house the BAA educational program. This review by the District, supported by the 10-year Facilities Master Plan completed in March 2017, concluded that there are no alternate locations in the District suitable for the required BAA programs.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program, and gathered input from educators, administrators, and facilities personnel. Based on the findings of this assessment and outreach, the District and its consultants initially studied four preliminary options that included three

addition/renovation configurations and one new construction option, all of which would be on the existing site. The following chart is a list of the preliminary alternatives considered:

Option	Description of Preliminary Alternatives
-	Base repair option
1	Renovate existing floors 1-3, add new floors 4 and 5
2	All new, 5 floor construction on the existing site
3	Renovate or replace portions of floors 1-3, add new floors 4 and 5
4	Renovate existing floors 1-3, add new floors 4 and 5 with performance spaces grouped on new top floors

After further development in the Preliminary Design Program, the base repair was eliminated because it failed to meet the needs detailed in the educational program. Option 4 was eliminated because of inefficiencies in the layout, failure to meet the educational program requirements, and concerns regarding the existing structure. Subsequently, a hybrid version of Options 2 and 3 was developed in the Preferred Schematic Report to create Option 5-New Construction.

Upon further review, MSBA staff and the District agreed to five, final options for further development and consideration in the final evaluation and development of the Preliminary Design Pricing, as presented in the chart below (please note that the Base Repair Option is included for comparison purposes):

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, Hazmat Cost*	Estimated Total Construction** (cost*/sf)	Estimated Total Project Costs
Base Repair Option:	124,000 sf	124,000 sf $344/sf	N/A	$2,492,614	$45,208,244	$59,914,471
Option 1: Addition/ Renovation	167,557 sf	106,090 sf $502/sf	61,467 sf $834/sf.	$3,734,369	$108,254,732 $646/sf	$139,983,509
Option 2: New	153,451 sf	N/A	153,451 sf $591/sf.	$5,901,812	$96,530,788 $629/sf	$125,094,100
Option 3R: Addition/ Renovation	156,203 sf	65,677 sf $536/sf	90,526 sf $764/sf	$5,106,049	$109,425,894 $701/sf	$141,470,884
Option 3N: New	156,203 sf	N/A	156,203 sf $584/sf.	$6,221,679	$97,464,537 $624/ sf	$126,279,960
Option 5: New***	***152,438 sf***	***N/A***	***152,438 sf $593/sf***	***$6,225,796***	***$96,569,894 $634/sf***	***$125,143,765***

** Marked up construction costs*

*** Does not include construction contingency*

******District's preferred solution***

The District has selected Option 5-New Construction as the preferred solution to proceed into the Schematic Design phase. The District prefers this option because they believe it removes the inefficiencies and the program compromises that would be issues in developing new spaces within the existing facility. Also, constructing new foundations removes the uncertainties and limitations associated with relying on the existing foundations. Additionally, this option reduces the construction duration period from 36 months to 24 months.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on May 24, 2017. At that meeting, FAS members discussed the following topics with the District: (1) further review of the scope and budget to reduce ineligible costs within the Schematic Design phase of the project; (2) low utilization of some spaces; (3) potential to combine Chapter 74 programs and associated spaces to reduce square footage; (4) investigating the potential to expand the enrollment through increased utilization and adjustments to the school schedule; (5) reviewing strategies pertaining to the surrounding sidewalk in an effort to ensure student and public safety; (6) understanding ineligible scope and impact on the District's share of project costs; and (7) support from associated local partners.

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

1) 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.

2) The District 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 MSBA 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) The District and design team will continue efforts to maximize utilization 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 Boston be approved to proceed into Schematic Design to replace the existing Boston Arts Academy on the existing site.