

District: City of Taunton
 School Name: James L. Mulcahey Elementary School
 Recommended Category: Preferred Schematic
 Date: August 16, 2017

Recommendation

That the Executive Director be authorized to approve the City of Taunton, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing James L. Mulcahey Elementary School with a new grade PK-4 facility on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

As requested by the District in its Feasibility Study, staff has performed a review of available model school designs and has determined that the Bancroft Elementary School, located in Andover, MA and designed by Symmes Maini & McKee Associates potentially meets the District’s needs. Consequently, staff recommends that the Executive Director be authorized to:

- (1) allow the City of Taunton to consider using the Bancroft Elementary School as a potential model school design candidate; and,
- (2) if the City of Taunton chooses to formally evaluate the Bancroft Elementary School as a potential model school design candidate, to allow the City to evaluate both the model school design (Bancroft Elementary School) and the District’s preferred solution design (“Option C7.1”), and to proceed with interviews of the respective designers to determine which design best meets the District’s educational needs.

Prior to commencing Schematic Design for the replacement of the existing James L. Mulcahey Elementary School with a new grade PK-4 facility on the existing site, the District will choose to proceed with the designer of the original preferred solution or the designer of the Bancroft Elementary School.

District Information	
District Name	City of Taunton
Elementary School(s)	Edward F. Leddy Preschool (PK) James L. Mulcahey Elementary School (PK-4) Hopewell Elementary School (K-4) Edmund Hatch Bennett School (K-4) Joseph C. Chamberlain Elementary School (K-4) East Taunton Elementary School (K-4) Harold H. Galligan School (K-4) Elizabeth Pole Elementary School (K-4)
Middle School(s)	Benjamin A. Friedman Middle School (5-7) John F. Parker Middle School (5-7) Joseph H. Martin Middle School (5-7)
High School(s)	Taunton High School (8-12) Taunton Alternative High School (10-12)
Priority School Name	James L. Mulcahey Elementary School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1954
Existing Square Footage	85,534

District Information	
Additions	1980's
Acreage of Site	24.8 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Building Envelope – Windows – Roof – Accessibility <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.</p>
Original Design Capacity	Unknown
2016-2017 Enrollment	535
Agreed Upon Enrollment	<p>Study Enrollment includes the following configurations:</p> <ul style="list-style-type: none"> – 430 students for grades K-4 – 735 students for grades K-4 (Preferred Solution)
Enrollment Specifics	Contingent upon the Board's approval of the Preferred Solution, the District will sign a Design Enrollment Certification for 735 students in grades K-4, for a project that will serve grades PK-4.

MSBA Board Votes	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	September 30, 2015
Preferred Schematic Authorization	On August 23, 2017 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on December 13, 2017
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	73.95%

Consultants	
Owner's Project Manager (the "OPM")	Compass Group Architecture, LLC
Designer	Dore & Whittier Architects, Inc.

Discussion

As part of the Feasibility Study, MSBA staff agreed with the District's request to explore options that included a consolidation of the students from the James L. Mulcahey and the Hopewell Elementary Schools, resulting in two study enrollment options: grades K-4 with an enrollment of 430 students; and grades K-4 with an enrollment of 735 students.

The existing James L. Mulcahey Elementary School is an 85,534 square foot facility located on a 24.8 acre site that currently serves students in grades K-4. The original school building was constructed in 1954 as a middle school, with a two story addition in the 1980's, and a partial boiler replacement in 2001.

The District’s Statement of Interest (“SOI”) identified numerous deficiencies in the existing facility associated with: outdated mechanical, electrical, and plumbing systems; water infiltration from the existing roof and walls; accessibility issues; and appropriateness of existing spaces to deliver the District’s education program.

The existing Hopewell Elementary School is approximately 30,000 square feet and is located on a 1.2 acre site. The facility currently serves students in kindergarten through grade 4. The original school building was constructed in 1914. The Hopewell Elementary School lacks the types of spaces that exist in the other elementary schools across the District, including a dedicated gym, music and art room, space for special education, and teacher work space. Additionally, this facility has accessibility issues, lacks sufficient parking, has site circulation issues, and has limited green space for outdoor activities.

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 a total of ten preliminary options that include three 430 student options: one capital repairs and code upgrades only option, one addition/renovation option, and one new construction option. The District also considered seven 735 student options including one addition/renovation option and six new construction options.

Option	Description of Preliminary Options
A	Capital Improvement Repairs & Code Upgrades Only – Grades PK-4 with an enrollment of 430 students.
B1	Addition/Renovation – Grades PK-4 with an enrollment of 430 students.
B2	New Construction – Grades PK-4 with an enrollment of 430 students on the existing James L. Mulcahey Elementary School site (3-story building).
C1	Addition/Renovation – Grades PK-4 with an enrollment of 735 students.
C2	New Construction – Grades PK-4 with an enrollment of 735 students on the existing James L. Mulcahey Elementary School site (3-story building).
C3	New Construction – Grades PK-4 with an enrollment of 735 students on the existing James L. Mulcahey Elementary School site (2-story building).
C4	New Construction – Grades PK-4 with an enrollment of 735 students on the existing James L. Mulcahey Elementary School site (variation of Option C3 as a 3-story building).
C5	New Construction – Grades PK-4 with an enrollment of 735 students on the existing James L. Mulcahey Elementary School site (variation of Option C2 with a stronger presence from Clifford Street).
C6	New Construction – Grades PK-4 with an enrollment of 735 students on the existing James L. Mulcahey Elementary School site (variation of Option C5 where it rotates the concept so public spaces front Clifford Street).
C7	New Construction – Grades PK-4 with an enrollment of 735 students on the existing James L. Mulcahey Elementary School site that was developed after the other options and in response to early cost estimates (3-story building that further explores the compactness of the building’s footprint).

As a result of this analysis it was determined that “Option A” was not a considered a viable option because it does not meet the needs of the District’s educational program, does not address the issues at the Hopewell Elementary School, and would result in multiple phases of construction.

Although “Option C2” meets the needs of the District’s educational program, it was not considered a viable option for further evaluation due to the non-advantageous location on the existing site and the building footprint.

“Option C4” is a variation of “Option C3” and although it meets the needs of the District’s educational program, it was not considered a viable option for further evaluation due its larger building footprint, which would result in multiple phases of construction, and the playgrounds would not be easily accessible by the community.

“Option C6” is a variation of “Option C5” and although it meets the needs of the District’s educational program, this option was not considered a viable option for further evaluation due to the excessive scale of this building on the existing site and poor solar orientation.

Upon further review, MSBA staff and the District agreed to seven final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below. Please note that “Option A” is not considered a viable option, but is included for cost comparison purposes only.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
<u>Option A:</u> Capital improvement repairs and code upgrades for grades PK-4 with an enrollment of 430 students. (<i>Cost Comparison Only</i>)	80,083	80,083 \$262/sf.	N/A	\$1,203,639	\$22,168,568 \$277/sf.	\$28,508,000
<u>Option B1:</u> Addition/renovation for grades PK-4 with an enrollment of 430 students.	89,573	73,984 \$327/sf.	15,589 \$483/sf.	\$5,643,483	\$37,398,600 \$418/sf.	\$49,090,000
<u>Option B2:</u> New construction for grades PK-4 with an enrollment of 430 students on the existing site (3-story building).	83,334	N/A	83,334 \$404/sf.	\$6,705,269	\$40,376,372 \$485/sf.	\$50,896,000
<u>Option C1:</u> Addition/renovation for grades PK-4 with an enrollment of 735 students.	118,170	27,905 \$337/sf.	90,265 \$414/sf.	\$6,460,837	\$53,221,322 \$450/sf.	\$70,153,000
<u>Option C3:</u> New construction for grades PK-4 with an enrollment of 735	119,693	N/A	119,693 \$396/sf.	\$6,596,843	\$54,009,634 \$451/sf.	\$68,467,000

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
students on the existing site (2-story building).						
<u>Option C5</u> : New construction for grades PK-4 with an enrollment of 735 students on the existing site (3-story building).	119,693	N/A	119,693 \$388/sf.	\$6,653,543	\$53,129,138 \$444/sf.	\$67,378,000
<u>Option C7.1</u> :*** New construction for grades PK-4 with an enrollment of 735 students on the existing site (3-story building).	119,693	N/A	119,693 \$381/sf.	\$6,692,677	\$52,301,695 \$437/sf.	\$66,357,000

* *Marked up construction costs*

** *Does not include construction contingency*

****District's preferred solution*

The District has selected “Option C7.1”, a new PK-4 facility on the existing James L. Mulcahey Elementary School site as the preferred solution, which also results in closing the Hopewell Elementary School. The proposed facility is 119,693 gross square feet, with an estimated project cost of approximately \$66.4 million dollars.

The District selected “Option C7.1” as its preferred solution to move into Schematic Design because it meets the needs of the District’s educational program, enhances site circulation, and remains cost effective. The District also requested that the MSBA review its preferred solution and determine if any of the available model school designs could meet the educational needs of the District as documented in its Preferred Schematic Report.

Although “Option B1” meets the needs of the District’s educational program it was not considered further because it does not address the issues at the Hopewell Elementary School, and would result in a significant disruption to ongoing education during construction. Although “Option B2” meets the needs of the District’s educational program, it was not considered a viable option because it does not address the issues at the Hopewell Elementary School.

“Option C1” was not considered further because it does not meet the needs of the District’s educational program, its larger building footprint would result in multiple phases of construction, which would result in a significant disruption to ongoing education during construction, and it was not the most cost-effective option.

Although “Option C3” and “Option C5” meet the needs of the District’s educational program, they were not considered further because they were not the most cost effective solutions.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on July 27, 2017. At that meeting, members of the FAS discussed the following: the District’s preferred solution and alignment with the educational program; the proposed building layout and interior circulation; the types of instruction that will occur in the “Small Group” and “Title 1” rooms; the relabeling of spaces on the floor plans; the proposed site layout and circulation; the use of FM systems in classrooms; the delivery of the science curriculum within the general classrooms; the incorporation of sinks in general classrooms; and the potential educational opportunities on the existing site.

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 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 District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.
- 6) MSBA records show a total MSBA payment of \$1,330,991 for a project at the James L. Mulcahey Elementary School, #C19913105. Pursuant to the MSBA’s enabling legislation, the MSBA’s regulations, and the District’s proposed plan to replace the existing James L. Mulcahey Elementary School for which it received a school building grant from the Commonwealth for a prior project, the MSBA may recover a pro-rated portion of the financial assistance that the District received for previous grants. The exact amount to be recovered will be established at the conclusion of the Schematic Design.

Based on the review outlined above, staff recommends that the City of Taunton be approved to proceed into Schematic Design to replace the existing James L. Mulcahey Elementary School with a new grade PK-4 facility on the existing site.

Staff further recommends that the City of Taunton (1) be allowed to consider using the Bancroft Elementary School as a potential model school design candidate and, (2) if the City of Taunton chooses to formally evaluate the Bancroft Elementary School as a potential model school design candidate, the District will evaluate both the model school design (Bancroft Elementary School) and the District’s Preferred Solution design (“Option C7.1”) and will proceed with interviews of their respective designers to determine which design best meets the District’s educational needs.