

District: Town of Clinton  
 School Name: Clinton Middle School  
 Recommended Category: Preferred Schematic  
 Date: August 23, 2023

**Recommendation**

That the Executive Director be authorized to approve the Town of Clinton (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Clinton Middle School with a new facility serving grades 4 through 8 on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

Please note, the District’s Preferred Schematic requires formal recording of the deed from a previous land swap with National Grid (NGRID) on the existing middle school property. If the District is approved by the Board to proceed into Schematic Design for this proposed project, and then is later considered by the Board for approval of a Project Scope and Budget Agreement and a Project Funding Agreement, the vote to approve a Project Scope and Budget Agreement and a Project Funding Agreement, would be contingent upon the District meeting the MSBA requirements for ownership, control, and use of the proposed site, unless this condition is met prior to such vote.

<b>District Information</b>	
District Name	Town of Clinton
Elementary School(s)	Clinton Elementary School (PK-4)
Middle School(s)	Clinton Middle School (5-8)
High School(s)	Clinton Senior High School (9-12)
Priority School Name	Clinton Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1975
Existing Square Footage	130,000
Additions	N/A
Acreage of Site	24 acres
Building Issues	<ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Envelope</li> <li>– Windows</li> <li>– Roof</li> </ul> Accessibility
Original Design Capacity	700
2022-2023 Enrollment	545
Agreed Upon Enrollment	Study Enrollment includes the following configurations: Enrollment 700 (grade configuration 4-8) (Preferred Schematic) Enrollment 550 (grade configuration 5-8)

<b>District Information</b>	
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 700 students in grades 4-8
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	March 2, 2022
Preferred Schematic Authorization	On August 30, 2023 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on April 24, 2024.
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	69.76%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Dore & Whittier Management Partners, Inc.
Designer	Lamoureux Pagano Associates   Architects, Inc.

**Discussion**

The existing Clinton Middle School is a two-story 130,000 GSF building on a 24-acre site shared with Clinton High School. The facility currently serves 578 students in grades 5-8.

Since initial occupancy in 1976, the building has benefited from targeted alteration/repair projects. The most significant Middle School work occurred in 1996, when the new High School was constructed, and included limited hazardous material abatement, re-roofing, accessibility compliance, new finishes, markerboard installation, interior partitions, and sitework. Between 2014- 2016 more hazardous materials were abated, most of the original windows/storefronts were replaced, and new ceilings/lighting and ductless mini-split air conditioning systems were installed.

The District’s Statement of Interest (“SOI”) identified numerous deficiencies in the existing facility associated with the exterior envelope (windows, doors, roof, concrete windowsills), door hardware, lack of accessibility compliance, outdated science labs that do not support the District’s Educational Program, undersized classrooms , poorly located administrative and teacher support spaces, undersized and separated core facilities that limit after-hours community use, out-of-date and failing mechanical, electrical, technology, data, security and communication systems, lack of a full-coverage automatic fire suppression system, security risks due to multiple access points, and presence of hazardous materials.

As part of the Feasibility Study, the MSBA accepted the District’s request to explore options that include moving fourth grade students from its Elementary School into the Middle School resulting in the following study design enrollments: 550 students in grades 5-8; and 700 students in grades 4-8.

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 (15) preliminary options that included: (1) code upgrade option, (4) addition/renovation options, and (10) new construction options, as presented below.

<b>Option</b>	<b>Description of Preliminary Options</b>
Option BR	Code Upgrade/Base Repair for grades 5-8 with an enrollment of 550 students at the existing Clinton Middle School; with an estimated project cost of \$82-\$88 million.
Option AR-1 (550 students)	Addition/Renovation (1-story Addition) for grades 5-8 with an enrollment of 550 students at the existing Clinton Middle School; with an estimated project cost of \$96.2-\$103.5 million.
Option AR-1 (700 students)	Addition/Renovation (1-story Addition) for grades 4-8 with an enrollment of 700 students at the existing Clinton Middle School; with an estimated project cost of \$106.9-\$114.9 million.
Option AR-2 (550 students)	Addition/Renovation (2-story Addition) for grades 5-8 with an enrollment of 550 students at the existing Clinton Middle School; with an estimated project cost of \$106.3-\$114.4 million.
Option AR-2 (700 students)	Addition/Renovation (2-story Addition) for grades 4-8 with an enrollment of 700 students at the existing Clinton Middle School; with an estimated project cost of \$120.5-\$129.6 million.
Option NC-1 (550 students)	New Construction for grades 5-8 with an enrollment of 550 students at the existing Clinton Middle School site (at Softball Fields); with an estimated project cost of \$108.8-\$117 million.
Option NC-1 (700 students)	New Construction for grades 4-8 with an enrollment of 700 students at the existing Clinton Middle School site (at Softball Fields); with an estimated project cost of \$115.9-\$124.6 million.
Option NC-2 (550 students)	New Construction (Separation of “lower” and “upper” school) for grades 5-8 with an enrollment of 550 students at the existing Clinton Middle School; with an estimated project cost of \$103.9-\$111.7 million.
Option NC-2 (700 students)	New Construction (Separation of “lower” and “upper” school) for grades 4-8 with an enrollment of 700 students at the existing Clinton Middle School; with an estimated project cost of \$115.9-\$124.6 million.
Option NC-3 (550 students)	New Construction (Cafeteria on the South) for grades 5-8 with an enrollment of 550 students at the existing Clinton Middle School; with an estimated project cost of \$107.4-\$115.5 million.

Option NC-3 (700 students)	New Construction (Cafeteria on the South) for grades 4-8 with an enrollment of 700 students at the existing Clinton Middle School; with an estimated project cost of \$115.9-\$124.6 million.
Option NC-4 (550 students)	New Construction for grades 5-8 with an enrollment of 550 students at the existing Clinton Middle School site (at the current Parking); with an estimated project cost of \$109.5-\$117.8 million.
Option NC-4 (700 students)	New Construction for grades 4-8 with an enrollment of 700 students at the existing Clinton Middle School site (at the current Parking); with an estimated project cost of \$123.7-\$133 million.
Option NC-5 (550 students)	New Construction for grades 5-8 with an enrollment of 550 students at the existing Clinton Middle School site (between the existing high school and the overhead electric power lines); with an estimated project cost of \$111-\$119.3 million.
Option NC-5 (700 students)	New Construction for grades 4-8 with an enrollment of 700 students at the existing Clinton Middle School site (between the existing high school and the overhead electric power lines); with an estimated project cost of \$123.7-\$133 million.

As a result of this analysis, the District determined that the following options would not be considered for further evaluation:

The District determined that “Option BR” is not considered a viable option because it does not meet the needs of the District’s educational program. However, this option was included as part of the final evaluation of options for cost comparison purposes only.

The District determined that while Options “NC-2 (550)”, “NC-2 (700)”, “NC-3 (550)” and “NC-3 (700)”, were similar to Options “NC-1 (550)” and “NC-1 (700)” for each enrollment, Options “NC-1 (550)” and “NC-1 (700)” better addressed the needs of the District and the District voted to eliminate all four options from further development and consideration. The four eliminated options (Options “NC-2 (550)”, “NC-2 (700)”, “NC-3 (550)” and “NC-3 (700)”) would result in significant disruption to ongoing education during construction, would require relocation of pedestrian/vehicular traffic and staff/faculty parking due to the need for dedicated construction access, and result in the temporary loss of athletic fields and other outdoor spaces during construction, which was not desirable.

The District determined that because of the limited space between the existing building and West Boylston Street, less efficient elongated plans, and location of the main entry on the south side of the building where it lacked visibility “Option NC-4 (550)” and “Option NC-4 (700)” did not warrant further consideration. These two options also limit opportunities for creating direct connections between interior and exterior spaces and create challenges in separating contractor activities from school activities during construction.

“Option NC-5 (550)” and “Option NC-5 (700)” both include classrooms above the gymnasium which raised concern over acoustical isolation, have a number of spaces with less-than-optimal views, would create conflicts with the High School bus, staff, parent, and student traffic, and

encroaches onto an existing easement which would require approval from the utility company. For these reasons, the District removed these two options from further consideration.

Subsequent to the evaluation of preliminary options, the District developed two additional options “Option AR-1.5 (550)” and “AR-1.5 (700)”, which are hybrid versions of Options “AR-1 (500 & 700)” and “AR-2 (550 & 700)”.

MSBA staff and the District agreed to explore the following (9) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: (1) code upgrade options, (6) addition/renovation options, and (2) new construction options.

**Summary of Preliminary Design Pricing for Final Evaluation of Options**

<b>Option (Description)</b>	<b>Total Gross Square Feet</b>	<b>Square Feet of Renovated Space (cost*/sq. ft.)</b>	<b>Square Feet of New Construction (cost*/sq. ft.)</b>	<b>Site, Building Takedown, Haz Mat. Cost*</b>	<b>Estimated Total Construction ** (cost*/sq. ft.)</b>	<b>Estimated Total Project Costs</b>
Option BR: Base Repair	130,000	130,000 \$520/sq. ft.	N/A	\$20,007,818	\$87,649,799 \$674/sq. ft.	\$118,597,994
Option AR-1 (550): Addition/Renovation (1-story Addition)	134,000	120,000 \$583/sq. ft.	14,000 \$795/sq. ft.	\$25,838,104	\$106,932,884 \$798/sq. ft.	\$134,261,291
Option AR-1 (700): Addition/Renovation (1-story Addition)	145,500	120,000 \$579/sq. ft.	25,500 \$721/sq. ft.	\$26,731,339	\$114,610,450 \$788/sq. ft.	\$143,815,270
Option AR-1.5 (550): Addition/Renovation (Separation of “lower” and “upper” school)	143,500	99,000 \$582/sq. ft.	44,500 \$794/sq. ft.	\$17,033,555	\$109,948,813 \$766/sq. ft.	\$138,966,978
Option AR-1.5 (700): Addition/Renovation (Separation of “lower” and “upper” school)	150,000	112,000 \$582/sq. ft.	38,000 \$723/sq. ft.	\$17,818,272	\$110,440,704 \$736/sq. ft.	\$140,640,860
Option AR-2 (550): Addition/Renovation (2-story Addition)	141,000	87,000 \$661/sq. ft.	54,000 \$701/sq. ft.	\$20,643,580	\$115,997,760 \$823/sq. ft.	\$145,519,000
Option AR-2 (700): Addition/Renovation (2-story Addition)	156,000	69,000 \$680/sq. ft.	87,000 \$657/sq. ft.	\$20,539,268	\$124,625,541 \$799/sq. ft.	\$155,986,300
Option NC-1 (550): New Construction	119,500	N/A	119,500 \$730/sq. ft.	\$19,470,901	\$106,734,479 \$893/sq. ft.	\$132,267,036
<b>Option NC-1 (700): New Construction***</b>	<b>136,000</b>	<b>N/A</b>	<b>136,000 \$670/sq. ft.</b>	<b>\$19,372,166</b>	<b>\$114,550,816 \$842/sq. ft.</b>	<b>\$142,184,781</b>

\* Marked up construction costs

*\*\* Does not include construction contingency*

***\*\*\*District's Preferred Schematic***

The District has selected “Option NC-1 (700)”, as the Preferred Schematic to proceed into Schematic Design because this option best supports the District’s educational program, alleviates overcrowding in the District’s elementary school, provides centralized access to gymnasium, cafeteria, and media center for controlled access after school hours, allows for direct connections between the site and cafeteria and media center, proposes the least impact on the students, faculty, and staff, and is expected to have minimal impact on the operations of the existing school during construction.

As noted above, “Option BR” was not considered a viable option because it does not meet the needs of the District’s educational program. However, this option was included as part of the final evaluation of options for cost comparison purposes only.

Options “AR-1 (550)”, “AR-1.5 (550)”, “AR-2.0 (550)” and “NC-1 (550)” were not selected as these options do not support the District’s desire to alleviate overcrowding in the District’s elementary school.

“Option AR-1 (700)” was not selected by the District as this option costs more than the District’s selected option, lacks desirable adjacencies, does not support centralized use after school hours, and the location of Cafeteria, Media Center and Gymnasium do not allow for access or views to the exterior. Furthermore, it is anticipated that this option would result in significant disruption to ongoing education during construction.

“Option AR-1.5 (700)” was not selected by the District as this option lacks desirable adjacencies, does not support centralized use after school hours, and the location of the Cafeteria, Media Center, and Gymnasium do not allow for access or views to the exterior. The District was also concerned with the potential for the need to seek variances to the code should full compliance prove impractical with the existing building, and possible landscape and site design challenges associated with site circulation and traffic control.

“Option AR-2 (700)” was not selected by the District as this option costs more than the District’s selection option, lacks desirable adjacencies, does not support centralized use after school hours, and location of the Cafeteria, Media Center, and Gymnasium do not allow for access or views to the exterior. The District was concerned with the potential for the need to seek variances to the code should full compliance prove impractical with the existing building, and these options do not provide sufficient separation of parent and bus drop off and pickup.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on August 2, 2023. At that meeting, members of the FAS discussed the following items: appreciation of the Educational Program and responses to comments; opportunity to increase World Language program offerings for all students including English Learners; proposed use and staffing considerations for the proposed Media Center and Maker Space; the size of the proposed parking in relation to the building as well as refinements to integrate safety measures, designated parking areas and green space; anticipated further refinement of the building massing to clarify scale and volumes, character and experience upon entry; appreciation of the layout of the academic and public spaces; distribution and use of Special Education spaces and DESE submittal process; student class size and age requirements related to sub-separate

classrooms within a 4-8 grade configuration; and opportunities for renewable energy use such as geothermal wells, solar panels and other potential energy saving resources.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals 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 Schematic 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 Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing 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, except for 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 Clinton be approved to proceed into Schematic Design to replace the existing Clinton Middle School with a new facility serving grades 4 through 8 on the existing site, with any future Project Scope and Budget Agreement or Project Funding Agreement approval being contingent upon the District meeting the MSBA's ownership, control, and use requirements for the proposed site.