District: City of Worcester
School Name: Nelson Place School
Recommended Category: Preferred Schematic
Date: July 23, 2014

Recommendation

That the Executive Director be authorized to accept the City of Worcester's preferred solution, as part of its Invitation to Feasibility Study, to replace the existing Nelson Place School with a new facility located on the existing site with additional land. This vote shall be contingent upon the MSBA's receipt, review, and acceptance of a Preferred Schematic Report Supplement that shall be submitted to the MSBA by the District on or before September 11, 2014, and approval of the Proposed Project, if any, shall be contingent upon the District obtaining full ownership, control, and use of the additional land. MSBA staff has reviewed the District's Feasibility Study and accepts the District's preferred solution with the stated contingencies.

District Information	
District Name	City of Worcester
Elementary Schools	7 (PK-6) 26 (K-6)
Middle Schools	4 (7-8)
High Schools	2 (7-12) 5 (9-12)
Priority School Name	Nelson Place School
Type of School	Elementary School
Grades Served	PK-6
Year Opened	1927
Existing Square Footage	55,400
Additions	1952: Classrooms and administrative spaces were added 1968: A gymnasium was added 1992: The original building was rehabilitated
Acreage of Site	9.69 acres existing *(w/additional land, Option C2: 11.99 acres)*
Building Issues	The District identified deficiencies in the following areas: – Structural integrity – Mechanical systems – Electrical systems – Envelope 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
2013-2014 Enrollment	490
Agreed Upon Enrollment	600
Enrollment Specifics	The City and MSBA have mutually agreed upon a design enrollment of 600 students for grades K-6, for a project that will serve grades PK-6.

MSBA Board Votes	
Invitation to Eligibility Period	June 6, 2012
Invitation to Feasibility Study	April 3, 2013
Preferred Schematic Authorization	On July 30, 2014 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on January 28, 2015
Feasibility Study Reimbursement Rate (Incentives points are not applicable)	78.95%

Consultants	
Owner's Project Manager	Tishman Construction Corporation of MA
Designer	Lamoureux Pagano & Associates, Inc.

Discussion

The existing Nelson Place School is a 55,400 square foot facility located on a 9.69 acre site and currently serves grades PK-6. The original school building was constructed in 1927 with upgrades and additions completed in 1952 and 1968. The District identified and the Feasibility Study confirmed numerous deficiencies in the following areas: structural failings of the brick facade for which temporary emergency shoring has been installed to protect students; inoperable windows resulting from the structural concerns; aged and inoperable building systems; multiple entrances and floor levels that are problematic for orientation, accessibility and security; and insufficient site amenities for vehicular and pedestrian site access and safety.

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 seven preliminary options that included one base repair option, one addition/renovation option and five (5) new construction options as presented below.

Option	Description of Preliminary Options	Estimated Construction Cost
0	Base repair code compliance	$18,368,778
A	Addition/renovation to existing facility	$38,504,863
B	New construction on existing site	$40,591,074
C1	New construction on existing site w/ additional land acquisition	$40,552,818
C2	New construction on existing site w/ additional land	$40,552,818
C3	New construction on existing site w/ additional land	$41,044,755
E	New construction on Forest Grove School site	$46,657,314

The base repair option was not considered as it would not meet the District's educational objectives or resolve the identified building deficiencies. "Option C1" was not considered as the proposed additional land was reported to be unavailable and the option would not fit onto the existing site. "Option E" was removed from consideration as the Forest Grove School site would not be large enough to locate an additional school while maintaining the existing playfields.

Upon further review, MSBA staff and the District agreed to four (4) final options 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 A: Addition/renovation	110,000	22,600 $197/sf	87,400 $303/sf	$7,537,190	$38,504,863 $350/sf	$54,515,863
Option B: New Construction Existing Site	110,000	0 N/A	110,000 $296/sf	$7,927,125	$40,591,074 $369/sf	$54,602,074
Option C2: New Construction Existing Site with Additional Land*	***110,000***	***0*** ***N/A***	***110,000*** ***$291/sf***	***$8,499,162***	***$40,552,818*** ***$368/sf***	***$54,563,818***
Option C3: New Construction Existing Site with Additional Land	110,000	0 N/A	110,000 $296/sf	$8,380,806	$41,044,755 $373/sf	$55,055,755

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

"Option A" maintained approximately 40% of the existing school. Since the District determined there were no opportunities to temporarily relocate students, and based on an assumed phased occupied construction, this option was not recommended for further development. "Option B" located new construction only within the existing city-owned land and it was determined this option would not provide sufficient area to solve the safety issues related to vehicular and pedestrian access. "Option C3" would require additional land beyond that proposed within the preferred "Option C2."

The District has selected "Option C2: New Construction on Existing Site with Additional Land," as the preferred solution to proceed into Schematic Design. This option supports the District's solution to provide clearly distinguished academic areas for PK-2 and Grades 3–6 with a centralized core facility, supports the integration of the district-wide Special Education program, solves existing site access and vehicular circulation issues, and allows for the existing school to remain in operation during construction. Nelson Place Elementary School serves a high Special Education enrollment and is one of two District schools to serve children identified as having Autism Spectrum Disorder in the Specialized Approach to Individual Learning (SAIL) program.

The District noted any temporary relocation of Nelson Place Elementary School students would be a hardship on those students enrolled in the SAIL program.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on July 9, 2014. At that meeting, members of the FAS inquired about the following: the proposed Special Education program spaces; the proposed location, access and control of the PK program; the proposed use and maintenance of the planned greenhouse and considerations for possible alternatives; the potential for transition into 1-to-1 technology versus providing dedicated computer labs for student testing; the potential for integrating the science curriculum in each classroom versus planning a dedicated science classroom; and the level of detail contained in preferred schematic conceptual floor plans.

The FAS and MSBA staff require that:

- The District must prepare and submit a Preferred Schematic Report Supplement and a timeline for the District to gain ownership, control, and use of the proposed additional land that is being acquired.

- The District must submit a Preferred Schematic Report Supplement of sufficient detail and to the satisfaction of the MSBA on or before September 11, 2014 in order to secure MSBA approval to proceed into Schematic Design.

- The District must secure full ownership, control, and use of the proposed site within 120 days of the MSBA Board of Directors' approval of the Project Scope and Budget, which approval will be conditional upon the District securing full ownership, control and use of the property.

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.

Based on the review outlined above, staff recommends that the City of Worcester be approved to proceed into Schematic Design to replace the existing Nelson Place School with a new facility located on the existing site with additional land, contingent upon MSBA's receipt of a Preferred Schematic Report Supplement of sufficient detail and to the satisfaction of the MSBA on or before September 11, 2014.