District: City of Marlborough
School Name: Raymond C. Richer Elementary School
Recommended Category: Preferred Schematic
Date: December 5, 2025

Recommendation

That the Executive Director be authorized to approve the City of Marlborough (the "District"), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Raymond C. Richer Elementary School with a new facility serving students in Kindergarten through grade 5 on the site of the existing school. MSBA staff has reviewed the Feasibility Study and accepts the District's Preferred Schematic.

District Name	City of Marlborough
Elementary Schools	Sgt. Charles J. Jaworek Elementary School (K-5) Francis J. Kane Elementary School (K-5) Goodnow Brothers Elementary School (K-5) Raymond C. Richer Elementary School (K-5)
Middle School	1 LT Charles W. Whitcomb School (6-8)
High School	Marlborough High School (9-12)
Priority School Name	Raymond C. Richer Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1965
Existing Square Footage	69,933
Additions	1968 – addition of permanent classrooms 1994 – addition of semi-permanent modulars to accommodate Kindergarten students 2005 – elevator addition 2007 – roof and partial window replacement
Acreage of Site	12.45-acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Building envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2024-2025 Enrollment	596 students
Agreed Upon Enrollment	Study Enrollment includes the following configurations:

	– 950 students in grades K-5 at the Richer Elementary School. (Preferred Schematic) – 870 students in grades K-5 at the Richer Elementary School with a District-funded expansion at the Francis J. Kane Elementary School.
Enrollment Specifics	Contingent upon the Board's approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 950 students in grades K-5.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	December 21, 2022
Invitation to Feasibility Study	April 24, 2024
Preferred Schematic Authorization	On December 12, 2025 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on June 24, 2026
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	71.79%

Consultants	
Owner's Project Manager (the "OPM")	The Vertex Companies, LLC
Designer	Lamoureux Pagano Associates | Architects, Inc.

Discussion

The existing Raymond C. Richer Elementary School is a 69,933 square foot facility located on a 12.45-acre site, currently serving students in Kindergarten through grade 5. The original building was constructed in 1965, with classroom additions completed in 1968 and 1994 to accommodate enrollment increases. Additionally, subsequent improvements were made to the original structure, such as the addition of an elevator in 2003, and a roof and partial window replacement in 2007.

The District's Statement of Interest ("SOI") identified numerous deficiencies in the existing facility related to outdated mechanical, electrical, and plumbing systems; building envelope; roof; windows; accessibility issues; and overcrowding. The SOI also identified deficiencies in existing spaces and notes that the spaces within the facility are not conducive to delivering the District's educational program.

As part of the Feasibility Study, the MSBA accepted the District's request to explore the following two (2) study enrollment options: 870 students in Kindergarten through grade 5, with a District-funded expansion at the Francis J. Kane Elementary School; and 950 students in Kindergarten through grade 5.

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 nineteen (19) preliminary options that included: one (1) code upgrade option, four (4) addition/renovation options, and fourteen (14) new construction options. The following is a detailed

list of the preliminary options considered. (Please note: Options NC-5A and NC-5B are not included in the list below because the District eliminated these options early in the evaluation and did not fully develop them. These two options had a project site at 146-157 Williams Street; however, the District chose to eliminate this site from consideration due to site constraint limitations, concerns with site acquisition, and impact to student bus scheduling).

Option	**Description of Preliminary Options**
Option 1	Code upgrade at the existing Richer Elementary School with an estimated total construction cost of $58.9 million and an estimated total project cost of $80 million.
*Option AR-1 (870)	Renovation and addition of the existing Richer Elementary School designed for 870 students in Kindergarten through grade 5, with a District-funded expansion of the Francis J. Kane Elementary School, which proposes retaining a portion of the main building and renovating the gymnasium, with an additional 2-story classroom wing on the northwest side of the site. This option has an estimated total construction cost of $125.0 million and an estimated total project cost of $169.0 million.
Option AR-1 (950)	Renovation and addition of the existing Richer Elementary School designed for 950 students in Kindergarten through grade 5, which proposes retaining a portion of the main building and renovating the gymnasium, with an additional 3-story classroom wing on the northwest side of the site. This option has an estimated total construction cost of $131.3 million and an estimated total project cost of $177.0 million.
*Option AR-2 (870)	Renovation and addition of the existing Richer Elementary School designed for 870 students in Kindergarten through grade 5, with a District-funded expansion of the Francis J. Kane Elementary School, which proposes retaining a portion of the main building and renovating the gymnasium, with an additional 2-story classroom wing on the southwest side of the site. This option has an estimated total construction cost of $124.5 million and an estimated total project cost of $168.0 million.
Option AR-2 (950)	Renovation and addition of the existing Richer Elementary School designed for 950 students in Kindergarten through grade 5, which proposes retaining a portion of the main building and renovating the gymnasium, with an additional 3-story classroom wing on the southwest side of the site. This option has an estimated total construction cost of $130.5 million and an estimated total project cost of $176.0 million.
*Option NC-1 (870)	New construction (3-story, with connecting classroom wings) at the existing Richer Elementary School site designed for 870 students in Kindergarten through grade 5, with a District-funded expansion of the Francis J. Kane Elementary School, with an estimated total construction cost of $124.9 million and an estimated total project cost of $162.0 million.
Option NC-1 (950)	New construction (3-story, with connecting classroom wings) at the existing Richer Elementary School site designed for 950 students in Kindergarten through grade 5 with an estimated total construction cost of $131.2 million and an estimated total project cost of $171.0 million.
*Option NC-2A (870)	New construction (3-story, with connecting classroom wings pointing west) at the existing Richer Elementary School site designed for 870 students in

Option	Description of Preliminary Options
	Kindergarten through grade 5 with a District-funded expansion of the Francis J. Kane Elementary School, with an estimated total construction cost of $124.8 million and an estimated total project cost of $162.0 million.
Option NC-2A (950)	New construction (3-story, with connecting classroom wings pointing west) at the existing Richer Elementary School site designed for 950 students in Kindergarten through grade 5 with an estimated total construction cost of $131.0 million and an estimated total project cost of $170.0 million.
*Option NC-2B (870)	New construction (3-story, with connecting classroom wings pointing east) at the existing Richer Elementary School site designed for 870 students in Kindergarten through grade 5 with a District-funded expansion of the Francis J. Kane Elementary School, with an estimated total construction cost of $124.6 million and an estimated total project cost of $162.0 million.
Option NC-2B (950)	New construction (3-story, with connecting classroom wings pointing east) at the existing Richer Elementary School site designed for 950 students in Kindergarten through grade 5 with an estimated total construction cost of $130.8 million and an estimated total project cost of $170.0 million.
*Option NC-3 (870)	New construction (3-story) at the187 Berlin Road site designed for 870 students in Kindergarten through grade 5, with a District-funded expansion of the Francis J. Kane Elementary School, with an estimated total construction cost of $125.5 million and an estimated total project cost of $163.0 million.
Option NC-3 (950)	New construction (3-story) at the187 Berlin Road site designed for 950 students in Kindergarten through grade 5 with an estimated total construction cost of $131.7 million and an estimated total project cost of $171.0 million.
*Option NC-4 (870)	New construction (3-story) at the 187 Berlin Road site designed for 870 students in Kindergarten through grade 5, with a District-funded expansion of the Francis J. Kane Elementary School, with an estimated total construction cost of $125.5 million and an estimated total project cost of $163.0 million.
Option NC-4 (950)	New construction (3-story) at the 187 Berlin Road site designed for 950 students in Kindergarten through grade 5, with an estimated total construction cost of $125.5 million and an estimated total project cost of $171 million.
*Option NC-6 (870)	New construction (3-story) at the Forest & Ames Street site designed for 870 students in Kindergarten through grade 5, with a District-funded expansion of the Francis J. Kane Elementary School, with an estimated total construction cost of $123.1 million and an estimated total project cost of $160.0 million.
Option NC-6 (950)	New construction (3-story) at the Forest & Ames Street site designed for 950 students in Kindergarten through grade 5 with an estimated total construction cost of $131.4 million and an estimated total project cost of $171.0 million.
*Option NC-7 (870)	New construction (3-story) at the 397 Williams Street site designed for 870 students in Kindergarten through grade 5, with a District-funded expansion of the Francis J. Kane Elementary School, with an estimated total construction cost of $130.4 million and an estimated total project cost of $170.0 million.
Option NC-7 (950)	New construction (3-story) at the 397 Williams Street site designed for 950 students in Kindergarten through grade 5; with an estimated total construction cost of $136.3 million and an estimated total project cost of $177.0 million.

**Please note, the 870 student enrollment options considered above include a separate District-funded expansion to the existing Francis J. Kane Elementary School, which results in a 2-story addition of six*

(6) Kindergarten Classrooms and eight (8) General Classrooms, with an estimated total construction cost of $53.2 million and an estimated total project cost of $69.0 million.

As a result of this analysis, the District determined that "Option AR-2 (870)" and "Option AR-2 (950)" would not be considered for further evaluation because these options were deemed more disruptive to the existing outdoor spaces during construction of the proposed addition footprint. Additionally, these proposed schemes anticipate the development of a larger footprint on the existing site, which resulted in less favorable locations and adjacencies of the play and recreation fields.

The District determined that "Option NC-3 (870)", "Option NC-3 (950), "Option NC-4 (870)", and "Option NC-4 (950)" would not be considered for further evaluation because the proposed alternative site associated with these options results in extensive distance from the existing Richer Elementary School student population, which was deemed unfavorable to the District. Additionally, the existing site conditions associated with the Berlin Road site consists of a narrow access road with little or no sidewalk access and lacks ideal walkability for students. Lastly, the District chose to eliminate these options due to the additional estimated costs associated with land acquisition for the Berlin Road site.

MSBA staff and the District agreed to explore the following thirteen (13) options for further development and consideration in the final evaluation and development of preliminary design pricing, as presented in the following table, including: one (1) code upgrade option, two (2) addition/renovation options, and ten (10) new construction options. Please note, the 870 student enrollment options considered below include a separate District-funded expansion to the existing Francis J. Kane Elementary School, with an estimated total construction cost of $53.1 million and an estimated total project cost of $69.0 million.

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
Option 1: (Code Upgrade at the existing Richer ES)	69,933	69,933 $476/sq. ft.	N/A	$9,797,510	$43,105,040 $616/sq. ft.	$58,200,000
Option AR-1 (870): (Addition/Renovation at the existing Richer ES designed for 870 students, plus a separate District-funded expansion at the Kane ES)	146,468	62,205 $584/sq. ft.	84,263 $740/sq. ft.	$22,014,250	$120,719,452 $824/sq. ft.	$163,000,000
Option AR-1 (950): (Addition/Renovation at the existing Richer ES designed for 950 students)	161,742	62,205 $586/sq. ft.	99,537 $708/sq. ft.	$21,963,613	$128,943,652 $797/sq. ft.	$174,600,000
Option NC-1 (870):	144,968	N/A	144,968	$23,655,443	$126,178,149	$164,000,000

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
(New Construction at the existing Richer ES designed for 870 students, plus a separate District-funded expansion at the Kane ES)			$707/sq. ft.		$870/sq. ft.	
Option NC-1 (950): (New Construction at the Richer ES, designed for 950 students)	159,842	N/A	159,842 $688/sq. ft.	$23,564,193	$133,585,204 $836/sq. ft.	$172,900,000
Option NC-2A (870): (New Construction at the Richer ES designed for 870 students, plus a separate District-funded expansion at the Kane ES)	144,968	N/A	144,968 $687/sq. ft.	$23,030,461	$122,609,398 $846/sq. ft.	$159,400,000
******Option NC-2A (950): (New Construction at Richer ES designed for 950 students)***	***159,842***	***N/A***	***159,842 $672/sq. ft.***	***$22,903,973***	***$130,269,495 $815/sq. ft.***	***$169,200,000***
Option NC-2B (870): (New Construction at the Richer ES designed for 870 students, plus a separate District-funded expansion at the Kane ES)	144,968	N/A	144,968 $699/sq. ft.	$23,766,212	$125,140,680 $863/sq. ft.	$163,300,000
Option NC-2B (950): (New Construction at the Richer ES designed for 950 students)	159,842	N/A	159,842 $679/sq. ft.	$23,687,511	$132,164,942 $827/sq. ft.	$171,400,000

Option NC-6 (870): (New Construction at the Forest/Ames site designed for 870 students, plus a separate District-funded expansion at the Kane ES)	144,968	N/A	144,968 $688/sq. ft.	$19,374,127	$119,123,085 $822/sq. ft.	$154,900,000
Option NC-6 (950): (New Construction at the Forest/Ames site designed for 950 students)	159,842	N/A	159,842 $669/sq. ft.	$19,314,399	$126,243,089 $790/sq. ft.	$160,100,000
Option NC-7 (870): (New Construction at 397 Williams Street site designed for 870 students, plus a separate District-funded expansion at the Kane ES)	144,968	N/A	144,968 $692/sq. ft.	$22,294,172	$122,675,391 $846/sq. ft.	$159,500,000
Option NC-7 (950): (New Construction at 397 Williams Street site designed for 950 students)	159,842	N/A	159,842 $672/sq. ft.	$22,214,384	$129,605,142 $811/sq. ft.	$165,700,000

** Marked up construction costs*
*** Does not include construction contingency*
****** District's Preferred Schematic***

The District selected "Option NC-2A" as the Preferred Schematic to proceed into Schematic Design, as the District determined this option best meets the needs of the District's educational program for a Kindergarten through grade 5 enrollment scenario designed for 950 students. The District indicated that the proposed facility is anticipated to result in the most compact and efficient building footprint, which is anticipated to result in cost effective construction. As a result of the proposed location on the existing site, the District preferred that the existing school building remain operational throughout construction, though site enabling scope and temporary play facilities and parking will be required. However, the proposed location does result in a desirable distance between the existing building and the new construction. Additionally, the District indicated this option does not rely on a courtyard for daylight and views, which was preferred by the District.

"Option 1" was not selected by the District because the existing facility consists of insufficient square footage to meet the spatial needs of the District's design enrollment and educational program. The District also indicated that this option would not allow for desired spatial adjacencies. Furthermore, this option is anticipated to result in significant and undesirable disruption to ongoing education during the construction phase.

"Option AR-1 (870)", "Option NC-1 (870)", "Option NC-2A (870)", "Option NC-2B (870)", "Option NC-6 (870)", and "Option NC-7 (870)" were not selected by the District as these options include a separate District-funded expansion of the Francis J. Kane Elementary School that was part of the 870 student enrollment scenario, which the District did not consider advantageous due mainly to the significant cost impact to the District and the undesirable disruption to ongoing education during the construction phase.

Although "Option AR-1 (950)" aligns with the District's educational program, this option was not selected by the District due to the constraints of the existing structure and limitations associated with

building expansion. In addition, there were several adjacency compromises associated with this option that the District considered to be undesirable, including a grade level separated across two floors, and two smaller separated gymnasium spaces. The District determined that this option would result in the longest construction duration and would likely result in undesirable disruption to the existing students and staff. The District also considered the higher estimated cost of this addition/renovation option when compared to new construction to be undesirable.

Although "Option NC-1 (950)" and "Option NC-2B (950)" align with the District's educational program, these options were not selected by the District mainly due to the proposed central courtyard scheme, which the District considered undesirable from a utilization and maintenance perspective. Additionally, these options are anticipated to result in the largest building footprint of the new construction options, which was not preferred given the limited site area that would be available for temporary play areas, circulation, and parking during construction.

Lastly, "Option NC-6 (950)" and "Option NC-7 (950)" were not selected by the District due to the proposed alternate sites (Forest & Ames Street site and 397 Williams Street site) being privately owned property. The District indicated these alternate sites were removed from further consideration, as either purchase would add significant cost to the overall project, either option would require additional costs to demolish existing occupied structures on site, and either site acquisition would likely extend the overall project schedule.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee ("FAS") on November 5, 2025. At that meeting, members of the FAS discussed the following items: appreciation of the District's Educational program, including the Anti-Bullying curriculum; location of Special Education spaces and the Department of Elementary and Secondary Education ("DESE") review process in the Schematic Design phase; scheduling considerations associated with the implementation of project-based learning for science and social studies to allow sufficient time for students to complete activities and put away materials; the importance of professional development and dedicated time for teacher planning and curriculum development; suggestion to include a spring-floor to accommodate the proposed flexible Physical Education spaces; appreciation for the efficient building footprint; envisioned character of the building; further development of the building plans, specifically the incorporation of the proposed ramp; proposed inclusion of skylights to allow natural light into interior spaces; proposed function/use of on-site water detention areas; considerations associated with an aggressive proposed construction schedule; and, leadership transitions and how the District will ensure continuity for the goals and practices described in the Educational Program.

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 recommend that the City of Marlborough be approved to proceed into Schematic Design to replace the existing Raymond C. Richer Elementary School with a new facility serving students in Kindergarten through grade 5 on the site of the existing school.