

District: Town of Ashland
 School Name: David Mindess Elementary School
 Recommended Category: Preferred Schematic
 Date: June 17, 2020

Recommendation

That the Executive Director be authorized to approve the Town of Ashland (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing David Mindess Elementary School with a new facility serving grades 3-5 on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	Town of Ashland
Elementary School(s)	William Pittaway Elementary School (PK) Henry E. Warren Elementary School (K-2) David Mindess Elementary School (3-5)
Middle School(s)	Ashland Middle School (6-8)
High School(s)	Ashland High School (9-12)
Priority School Name	David Mindess Elementary School
Type of School	Elementary School
Grades Served	3-5
Year Opened	1954
Existing Square Footage	100,375
Additions	1956 – Addition 1995 – Repairs to meet code requirements 2004 and 2010 – Roof repairs
Acreage of Site	28-acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – 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
2019-2020 Enrollment	659
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> – 635 students in grades 3-5 (Preferred Schematic) – 845 students in grades 2-5

District Information	
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 635 students in grades 3-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 13, 2017
Invitation to Feasibility Study	October 31, 2018
Preferred Schematic Authorization	On June 24, 2020 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 28, 2020
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	52.26%

Consultants	
Owner’s Project Manager (the “OPM”)	Compass Project Management, Inc.
Designer	Flansburgh Architects

Discussion

The existing David Mindess Elementary School is a 100,375 square foot facility located on a 28-acre site that currently serves students in grades 3-5. The original school building was constructed in 1954, with an addition in 1956, renovations in 1995, and roof repairs in 2004 and 2010.

The District’s Statement of Interest (“SOI”) identifies numerous deficiencies in the existing facility associated with outdated mechanical, electrical, and plumbing systems; building envelope; accessibility issues; overcrowding; and inappropriate existing spaces for delivering the District’s educational program.

As part of the Feasibility Study, the District explored options that considered a grade reconfiguration to add second grade students, resulting in the following study design enrollments: 635 students for grades 3-5 and 845 students for grades 2-5.

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 (17) preliminary options that include: (1) code upgrade option, (4) addition/renovation options, and (12) new construction options. The following is a list of the preliminary options considered.

Option	Description of Preliminary Options
0	Code upgrade option for 635 students in grades 3-5 at the existing David Mindess Elementary School.
1A	New construction option for 635 students in grades 3-5 at the existing David Mindess Elementary School site.

1B	New construction option for 845 students in grades 2-5 at the existing David Mindess Elementary School site.
2A	New construction option for 635 students in grades 3-5 at the existing David Mindess Elementary School site.
2A.3	New construction option for 635 students in grades 3-5 at the existing David Mindess Elementary School site.
2B	New construction option for 845 students in grades 2-5 at the existing David Mindess Elementary School site.
2B.3	New construction option for 845 students in grades 2-5 at the existing David Mindess Elementary School site.
3A	Addition/renovation option for 635 students in grades 3-5 at the existing David Mindess Elementary School site.
3B	Addition/renovation option for 845 students in grades 2-5 at the existing David Mindess Elementary School site.
4A	Addition/renovation option for 635 students in grades 3-5 at the existing David Mindess Elementary School site.
4B	Addition/renovation option for 845 students in grades 2-5 at the existing David Mindess Elementary School site.
5A	New construction option for 635 students in grades 3-5 at the Ashland Middle School site.
5B	New construction option for 845 students in grades 2-5 at the Ashland Middle School site.
6A	New construction option for 635 students in grades 3-5 at the Ashland Middle School site.
6B	New construction option for 845 students in grades 2-5 at the Ashland Middle School site.
7A	New construction option for 635 students in grades 3-5 at the Ashland Middle School site.
7B	New construction option for 845 students in grades 2-5 at the Ashland Middle School site.

As a result of this analysis, the District determined that “Option 0” was not considered a viable option because it does not meet the needs of the District’s educational program and would result in significant disruption to ongoing education during construction.

Although “Options 1A and 1B” would meet the needs of the District’s educational program, the District determined these options would not be considered for further evaluation because the specific proposed building location is not ideal, resulting in construction activity closer to the existing school than other options, which the District indicated is undesirable.

“Options 2A.3 and 2B.3” would also meet the needs of the District’s educational program; however, the District determined that these options would not be considered for further evaluation. Options 2A.3 and 2B.3 are the 3-story building options based on “Options 2A and 2B” that were tested to create a more compact building; however, the District prefer a 2-story building solution.

Subsequent to the evaluation of the preliminary options, “Option 2A” was developed into three options referred to as “Options 2C, 2D, and 2D.2”. “Option 2B” was renamed and is referred to as

“Option 2D.3”. However, upon further evaluation, “Option 2.D3” was eliminated from further consideration because the District decided not to move forward with the 845-student enrollments for grades 2-5, but it has been included for cost comparison purposes only.

“Options 4A and 4B” were not considered viable options because the District determined that these options do not meet the needs of the District’s educational program and would result in significant disruption to the delivery of ongoing education during construction.

Although “Options 5A and 5B” would meet the needs of the District’s educational program, the District determined these options would not be considered for further evaluation because they lacked an expansive front plaza when compared to “Options 6A and 6B”, which are preferred by the District.

“Options 7A and 7B” would meet the needs of the District’s educational program; however, the District determined these options would not be considered for further evaluation because the proposed building locations associated with “Options 6A and 6B” are preferred by the District.

Subsequent to the evaluation of the preliminary options, “Option 6A” was developed into two new options referred to as “Options 6A and 6C”. “Options 3B and 6B” were eliminated from further consideration because the District decided not to move forward with the 845-student enrollment for grades 2-5.

MSBA staff and the District agreed to explore the following (8) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: (1) code upgrade option, (1) addition/renovation option, and (6) new construction options. Please note that “Options 0 and 2D.3” were not considered for further evaluation by the District; however, they have been 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 0:</u> Code upgrade option for 635 students in grades 3-5 at the existing David Mindess Elementary School. (Cost comparison purposes only)	100,375	100,375 \$329/sq. ft.	N/A	\$3,916,164	\$36,950,112 \$368/sq. ft.	\$51,900,000
<u>Option 2C:</u> New construction option for 635 students in grades 3-5 at the existing David Mindess Elementary School site (2-story building).	104,900	N/A	104,900 \$512/sq. ft.	\$14,935,790	\$68,674,374 \$655/sq. ft.	\$85,900,000
<u>Option 2D:</u> New construction option for 635 students in grades 3-5 at the existing David Mindess	104,900	N/A	104,900 \$513/sq. ft.	\$14,692,276	\$68,466,780 \$653/sq. ft.	\$85,500,000

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
Elementary School site (2-story building).						
***Option 2D.2: New construction option for 635 students in grades 3-5 at the existing David Mindess Elementary School site (2-story building).	104,900	N/A	104,900 \$502/sq. ft.	\$14,670,246	\$67,355,042 \$642/sq. ft.	\$84,100,000
<u>Option 2D.3:</u> New construction option for 845 students in grades 2-5 at the existing David Mindess Elementary School site. (Cost comparison purposes only)	131,900	N/A	131,900 \$470/sq. ft.	\$14,897,754	\$76,921,737 \$583/sq. ft.	\$96,100,000
<u>Option 3A:</u> Addition/renovation option for 635 students in grades 3-5 at the existing David Mindess Elementary School site.	104,900	40,000 \$366/sq. ft.	64,900 \$528/sq. ft.	\$12,064,027	\$60,971,414 \$593/sq. ft.	\$81,500,000
<u>Option 6A:</u> New construction option for 635 students in grades 3-5 at the Ashland Middle School site (2-story building).	104,900	N/A	104,900 \$500/sq. ft.	\$9,998,219	\$62,464,549 \$595/sq. ft.	\$78,000,000
<u>Option 6C:</u> New construction option for 635 students in grades 3-5 at the Ashland Middle School site (2-story building).	104,900	N/A	104,900 \$492/sq. ft.	\$10,083,547	\$61,656,316 \$588/sq. ft.	\$77,000,000

* *Marked up construction costs*

** *Does not include construction contingency*

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

The District has selected "Option 2D.2", as the Preferred Schematic to proceed into Schematic Design. The District selected "Option 2D.2" as its preferred option because it best meets the needs of the District's educational program, it incorporates a three-pod academic configuration with one pod for each grade, it provides direct access between indoor community spaces to active play field areas, its location on the existing David Mindess Elementary School site will minimize disruption to ongoing education during construction, and the design better accommodates future expansion should it be required.

"Option 2C and 2D" were not selected because of their higher estimated costs when compared to the District's Preferred Schematic. These options propose to incorporate a four-pod academic

configuration that is not desirable to the District, and these options resulted in more complicated future expansion design opportunities.

“Option 3A” was not selected because it requires temporary modular classrooms for swing space and creates significant disruption to ongoing education during construction.

“Option 6A and 6C” were not selected because of the lack of required spaces associated with the Ashland Middle School site, limiting opportunities for outdoor spaces and future expansion. In addition, this option at a new site includes space constraints that limit traffic circulation, requires the elimination of existing baseball and soccer fields, and includes no anticipated reimbursement associated with the abatement and demolition of the existing David Mindess Elementary School facility.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on May 20, 2020. At that meeting, members of the FAS discussed the following items: appreciation of the educational program, alignment with the Preferred Schematic, and the movement towards project based learning; the location and number of larger doors near the outdoor learning spaces and music rooms for access to students and maintenance of the spaces; consideration for FM sound assistance throughout the building; appreciation of the music program; appreciation for the use and maintenance of the proposed STEAM space and its adjacency to the media center; location of toilet rooms; location of Special Education classrooms; appreciation for the integration of the building and site; consideration of proximity of the service road to mature woodlands; appreciation for the continuation of landscape design, including integrating nature both outside and inside the building; and, appreciation for the courtyard.

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 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, 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 Ashland be approved to proceed into Schematic Design to replace the existing David Mindess Elementary School with a new facility serving grades 3-5 on the existing site.