

District: City of Peabody  
 School Name: William A. Welch Elementary School  
 Recommended Category: Preferred Schematic  
 Date: April 7, 2021

**Recommendation**

That the Executive Director be authorized to approve the City of Peabody (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design for an addition and renovation project to the William A. Welch Elementary School (“Preferred Schematic”). MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	City of Peabody
Elementary School(s)	William A. Welch Elementary School (PK-5) John E. McCarthy Elementary School (PK-5) South Memorial Elementary School (PK-5) West Memorial Elementary School (PK-5) William A. Welch Elementary School (PK-5) Captain Samuel Brown Elementary School (K-5) Center Elementary School (K-5) John E. Burke Elementary School (K-5) Thomas Carrol Elementary School (K-5)
Middle School(s)	J. Henry Higgins Middle School (6-8)
High School(s)	Peabody Veterans Memorial High School (9-12)
Priority School Name	William A. Welch Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1973
Existing Square Footage	58,600
Additions	2011 Green Repair Roof Project
Acreage of Site	19.4 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical, electrical, and plumbing systems</li> <li>– Building envelope including windows</li> <li>– Accessibility</li> </ul>
Original Design Capacity	418
2020-2021 Enrollment	321 (K-5)
Agreed Upon Enrollment	390
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 390 students serving grades K-5, for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	No

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	December 12, 2018
Invitation to Feasibility Study	October 30, 2019
Preferred Schematic Authorization	On April 14, 2021 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 27, 2021
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	54.79%

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	Dore & Whittier Management Partners, Inc.
Designer	DiNisco Design, Inc.

## Discussion

The existing William A. Welch Elementary School is a two-story, 58,600 square-foot facility located on a 19.4-acre site. The current facility is one of nine elementary schools in the District and serves students in grades PK-5. The school building was constructed in 1972, with a roof replacement completed in 2012. The original layout, which remains largely unchanged in the Preferred Schematic, consists of parallel bars of classrooms flanking shared public spaces such as the cafeteria, gymnasium, and library.

The District's Statement of Interest ("SOI") identifies deficiencies in the existing facility associated with outdated mechanical, electrical, and plumbing systems; building envelope; and accessibility issues.

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 (7) preliminary options that include: two (2) code upgrade options, two (2) renovation options, two (2) addition/renovation options, and one (1) new construction option, as presented below.

<b>Option</b>	<b>Description of Preliminary Options</b>
R	Code upgrade; with an estimated total project cost of \$23.2 million.
R-AC	Code upgrade with air conditioning; with an estimated total project cost of \$26.3 million.
R-1	Renovation with air conditioning (VRF System); with an estimated total project cost of \$30.9 million.
R-2	Renovation with air conditioning (Unit Vent); with an estimated total project cost of \$31.3 million.
AR-1	Minor addition/renovation; with an estimated total project cost of \$33.9 million.
AR-2	Major addition/renovation; with an estimated total project cost of \$45.3 million.
N	New construction; with an estimated total project cost of \$57.1 million.

Although "Option R-2" would provide air conditioning without modifying existing spaces similar to that of "Option R-1", the District determined that "Option R-2" would not be considered for

further evaluation because the HVAC system would require new gas utilities. Therefore, “Option R-2” was not preferred by the District because of the additional costs associated with the gas utilities.

The District also determined that “Option AR-2” would not be considered for further evaluation because this option is anticipated to exceed the District’s financial capacity.

As a result of its analysis, and in order to explore an option that would provide modest space improvements without becoming too costly, the District added another addition/renovation option (“Option R-1+”) to its Final Evaluation of Options.

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

**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*/sf)</b>	<b>Square Feet of New Construction (cost*/sf)</b>	<b>Site, Building Takedown, Haz Mat. Cost*</b>	<b>Estimated Total Construction ** (cost*/sf.)</b>	<b>Estimated Total Project Costs</b>
Option R: (Code Upgrade with no A/C)	58,600	58,600 \$225/sf	0 \$0/sf	\$1,846,336	\$15,009,955 \$256/sf	\$19,970,523
Option R-AC: (Code Upgrade with VRF A/CV)	58,600	58,600 \$269/sf	0 \$0/sf	\$1,781,278	\$17,536,317 \$299/sf	\$23,058,611
Option R-1: (Renovation with VRF A/C)	58,900	58,600 \$321/sf	300 \$1,072/sf	\$1,986,754	\$21,101,156 \$358/sf	\$27,390,133
<b>Option R-1+: (Addition/ Renovation with VRF A/C and modest addition)***</b>	<b>58,900</b>	<b>58,600 \$335/sf</b>	<b>300 \$1,072/sf</b>	<b>\$1,995,846</b>	<b>\$21,976,957 \$373/sf</b>	<b>\$28,433,857</b>
Option AR-1: (Addition/ Renovation)	61,700	58,600 \$393/sf	3,100 \$591/sf	\$4,501,345	\$29,348,294 \$476/sf	\$37,003,421
Option N: (New Construction)	75,500	0 \$0/sf	75,500 \$492/sf	\$9,917,467	\$47,005,794 \$623/sf	\$59,060,000

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\*District’s Preferred Schematic

The District has selected Option “R-1+”, as its Preferred Schematic to proceed into Schematic Design. The District selected “Option R-1+” because it best meets the District’s balance of project goals and financial capacity. It is anticipated that the proposed renovations will extend the usable

life of the building, improve operations and maintenance, increase building security, and enhance student educational experience.

“Option R” was eliminated from consideration because this option does not provide air-conditioning, one of the District’s top priorities for the project to enable comfortable, year-round use of the school building.

In order to introduce air-conditioning to the existing structure, “Option R-AC” would require substantial interior construction and impact to the building’s inhabitants. The District determined that this impact was not justified by the introduction of air-conditioning alone, and instead decided to pursue an option that would provide both air-conditioning and modest interior space improvements.

Although “Option R-1 includes the same combination of air-conditioning and educational enhancements as “Option R-1+,” this option does not include the added benefit of a desired secure vestibule and was therefore not considered further.

“Option AR-1” and “Option N” would meet the majority of the District’s educational program goals, respectively, however these options result in the highest estimated costs when compared to other options explored and for that reason were not selected. Ultimately, the District determined that a more modest scope of work would better meet the overall priorities of both Peabody Public Schools and the City of Peabody.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on March 10, 2021. At that meeting, members of the FAS discussed the following items: appreciation for and support of a renovation project that is cost-effective, for the reuse of the existing building, and for the District’s approach to equity; District’s project cost; clarification of trauma services, and of shared art and music space, size and schedule; further consideration of location and intention of Special Education spaces and of developing a student- and parent-led world language program; encouraged expansion of the District’s art and music programs and the potential for summer and after-school programming; the building’s air-conditioning plans to encourage year-round programming; and the District’s intent to include two sinks in the classrooms.

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 will submit an operational budget for educational objectives and a capital budget 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 City of Peabody be approved to proceed into Schematic Design for an addition and renovation project to the William A. Welch Elementary School.