

District: City of Holyoke
School Name: William R. Peck School
Recommended Category: Preferred Schematic
Date: April 20, 2022

Recommendation

That the Executive Director be authorized to approve the City of Holyoke (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing William R. Peck School with a new facility serving grades 6-8 on the existing site, contingent upon the District meeting the conditions as detailed in this memorandum.

This recommendation supersedes the Preferred Schematic authorization for the H.B. Lawrence School Statement of Interest (“SOI”), approved on August 29, 2018 and the associated Project Scope and Budget recommendation, approved on August 28, 2019, for the construction of a new facility serving grades 6-8 on the Chestnut Street site and a new facility serving grades 6-8 to replace the William R. Peck School on the existing site.

MSBA staff has reviewed the District’s previous Feasibility Study and Schematic Design submittals and discussed with the District how focusing on one middle school at this time continues to support its transition from a K-8 school district in a manner that will be financially supported by the City of Holyoke. In support of the District’s Level 5 Turnaround Plan, MSBA staff accepts the District’s request to proceed with a preferred schematic for a single facility serving grades 6-8 to replace the William R. Peck School on the existing site.

As requested by the District, staff has also performed a preliminary review of available model school designs and notes that the following Model Schools may meet the District’s needs, upon finalization of the space summary as aligned with the updated educational program, and confirmation by the Model School Designers:

- Athol Community Elementary School designed by Mount Vernon Group Architects, Inc.;
- Burlington, Memorial Elementary School designed by Knight Bagge Anderson / Raymond Design Associates, Inc.;
- Lexington, Estabrook Elementary School designed by DiNisco Design, Inc.;
- Lexington, Hastings Elementary School designed by DiNisco Design, Inc.;
- New Bedford, Lincoln Elementary School designed by Mount Vernon Group Architects, Inc.
- Norfolk, Freeman-Kennedy Elementary School designed by Flansburgh Associates, Inc.;
- Uxbridge High School designed by Raymond Design Associates, Inc.; and,
- West Bridgewater Middle/High School designed by Flansburgh Associates, Inc.

Upon receipt of an updated educational program and formal request from the District, staff also recommends that the Executive Director be authorized to approve the City of Holyoke to proceed with interviews and an evaluation to determine which of the model school designs listed above, or its original preferred solution for the William R. Peck School, best meets the District’s educational needs as part of the MSBA’s Model School Program. The District will then proceed into schematic design with either the selected model school design or its original preferred solution to replace the existing school facility with a new Middle School on the existing William R. Peck site.

Additionally, staff will work with the District to agree upon a space summary that provides appropriate spaces for middle school students, which may include revisions to elementary and high school designs to adapt or remove spaces not put forth by the District in its previous preferred schematic.

District Information	
District Name	City of Holyoke
Elementary Schools	H.B. Lawrence School (PK-3) Dr. Marcella R. Kelly Elementary School (PK-4) Morgan Community Elementary School (PK-4) E.N. White Elementary School (PK-5) Maurice A. Donahue Elementary School (PK-5) Joseph Metcalf School (PK-7) Lt. Clayre Sullivan Elementary School (PK-8) Lt. Elmer J. McMahon Elementary School (PK-8)
Middle Schools	William R. Peck School (4-8) Holyoke STEM Academy (6-8) at William J. Dean Vocational Technical High School
High Schools	Holyoke High School (9-12) William J. Dean Vocational Technical High School (9-12)
Priority School Name	William R. Peck Middle School
Type of School	Middle School
Grades Served	4-8
Year Opened	1973
Existing Square Footage	177,015
Additions	N/A
Acreage of Site	16 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.</p>
Original Design Capacity	1,000
2021-2022 Enrollment	216 (William R. Peck School) 417 (Veritas Prep Holyoke)
Agreed Upon Enrollment	550
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 550 students serving grades 6-8.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	On April 27, 2022 Board agenda
Preferred Schematic Authorization	On April 27, 2022 Board agenda
Project Scope & Budget Authorization	TBD
Feasibility Study Reimbursement Rate* (Incentive points are not applicable) *The costs of this Feasibility Study are ineligible for reimbursement by the MSBA.	80.00%

Consultants	
Owner’s Project Manager (the “OPM”)	Anser Advisory (formerly Pinck & Co., Inc.)
Designer	Jones Whitsett Architects, Inc.

Discussion

As part of the District’s Feasibility Study for the Lt. Elmer J. McMahon Elementary School, the MSBA Board of Directors voted on March 30, 2016 to allow the District to complete a survey of the conditions at all of the District’s facilities in support of the District’s Level 5 Turnaround Plan and for the MSBA to provide a grant for the survey, at the District’s 80.00% reimbursement rate, as part of the District’s Feasibility Study. Based on prior analysis, public hearings, and local discussions, the District concluded that the existing PK-8 configuration is a significant barrier to improving educational outcomes. This resulted in the District determining that two smaller middle schools, each serving 550 students in grades 6 through 8 would better serve the District and its educational goals.

At the August 29, 2018 MSBA Board of Directors meeting, the Board of Directors authorized the District to proceed into Schematic Design for the construction of a new facility serving grades 6 through 8 on the Chestnut Street site and a new facility serving grades 6 through 8 to replace the William R. Peck School on the existing Peck School site. The proposed project scope and budget would have resulted in a district-wide K-5/6-8 grade configuration in support of the District’s Level 5 Turnaround Plan. The District was unable to secure local authorization and funding for the proposed two school solution and, based on discussions with the District, the MSBA Board of Directors voted to remove the District’s Statement of Interest for the H. B. Lawrence School on December 11, 2019.

On May 4, 2020, the District submitted a Statement of Interest for the William R. Peck School, which identified numerous deficiencies associated with mechanical, electrical, and plumbing systems; roof and windows; and accessibility constraints. The District also reported difficulties with heating and cooling and challenges associated with student supervision created by the building layout. Subsequently, the SOI for the William R. Peck School was invited into the MSBA pipeline on April 14, 2021, specific to the deficiencies described by the District in its SOI, for the study of a potential project for a portion of the grade 6-8 student enrollment. The District commenced Eligibility Period on August 2, 2021 and completed all required deliverables including the submission of an Initial Compliance Certification, formation of a School Building Committee, completion of online enrollment questionnaires and an Educational Profile

Questionnaire, execution of a design enrollment certification and local authorization of funding for Feasibility Study/Schematic Design costs.

The District requested to use the same consultants it procured during the first feasibility study and schematic design and has supplied a letter from the Attorney General’s office supporting that request. In conjunction with those consultants, the District previously completed a feasibility study and developed a schematic design that included a new facility serving 550 students in grades 6-8 to replace the William R. Peck School on the existing site. The District has reaffirmed its commitment to proceed with a preferred schematic for a single facility serving 550 students in grades 6-8 to replace the William R. Peck School in addition to requesting an evaluation of potential model schools to determine which of the aforementioned model school designs or its original preferred solution for the William R. Peck School best meets the District’s educational needs.

MSBA staff previously reviewed the District’s previous Feasibility Study and Schematic Design submittals as summarized below. The following from the previous submittal is being provided for information only.

The William R. Peck School is a 177,015 square foot facility, originally constructed in 1973 as a middle school intended to serve 1,000 students. The three-story building sits on a 16-acre site in a residential neighborhood. The facility currently houses two schools, the William R. Peck School serving 216 students in grades 4-8, and the Veritas Prep Holyoke School, serving 417 students in grades 5-8.

MSBA staff and the District previously agreed to four final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below. Please note that the two Base Repair options were carried for comparison purposes only and were not further developed, but cost estimates were updated.

Summary of Preliminary Design Pricing for Final Evaluation of Options from the Previous Preferred Schematic Recommendation dated August 22, 2018

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 0: Lawrence Base Repair	64,048	64,048 \$258/sq. ft.	0 \$0/sq. ft.	\$2,105,200	\$18,609,725 \$291/sq. ft.	\$24,190,000
Option 0: Peck Base Repair	170,000	170,000 \$332/sq. ft.	0 \$0/sq. ft.	\$4,335,955	\$60,839,341 \$358/sq. ft.	\$79,090,000
Option 2: New Construction at Chestnut St. for 550 students ***	105,909	0 \$0/sq. ft.	105,909 \$434/sq. ft.	\$3,563,297	\$49,561,208 \$468/sq. ft.	\$61,910,000

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
Option 4a: New Construction at Peck for 550 students	107,680	0 \$0/sq. ft.	107,680 \$439/sq. ft.	\$8,824,883	\$56,066,378 \$521/sq. ft.	\$69,930,000
Option 4b: New Construction at Peck for 550 students later construction start	107,680	0 \$0/sq. ft.	107,680 \$452/sq. ft.	\$9,084,453	\$57,715,478 \$536/sq. ft.	\$75,030,000
Option 5: New Construction at Chestnut St. for 1,100 students	187,885	0 \$0/sq. ft.	187,885 \$433/sq. ft.	\$3,552,270	\$84,901,970 \$452/sq. ft.	\$110,370,000

* Marked up construction costs

** Does not include construction contingency

The District also previously provided a Total Project Budget of \$70,441,654 for a new school to be located on the existing William R. Peck School site, which included an estimated construction cost of \$55,677,658 (\$526/sq. ft.) as part of its proposed project scope and budget that was approved by the Board on August 28, 2019.

As part of the Model School review process and next steps, the District will need to update its educational program, the space summary and cost estimates for the proposed project prior to submitting its schematic design submittal for approval of a project scope and budget agreement.

This staff recommendation is based upon the District meeting the following conditions:

The District must update its educational plan, submit it for review by the MSBA and present it to the MSBA Facilities Assessment Subcommittee prior to initiating the process of reviewing available model school designs.

- The City Council must submit vote language for the MSBA’s concurrence prior to voting and vote in the affirmative on the following:
 - The City Council agrees to proceed based on its previously completed Feasibility Study submittal dated July 11, 2018, accepting the District’s conclusion to proceed with new construction and not further pursue an addition/renovation option at the Peck School.
 - The City Council agrees to proceed utilizing the consultants procured during the previous Statement of Interest in accordance with the letter from the Attorney General’s office dated February 10, 2021, unless it selects a model school designer.

The City Council agrees to request the MSBA to invite the District to use the MSBA’s Model School Program.

- The District will work with the MSBA to understand what items are required to be submitted to the MSBA to support initiation of the Model School Program and/or

continuation of the original design, including but not limited to the updated educational plan, an updated space summary and local actions and approvals form. These items will be voted and approved by the School Building Committee in accordance with the submittal requirements of the MSBA's Module 3.

- The District's request to proceed into schematic design for the William R. Peck School, based on the previously approved project scope and budget for two schools, continues to support its overall goal to transition from a K-8 school district as part of the Level 5 Turnaround Plan in a manner that is reported to be more affordable by the City of Holyoke.

Prior to the submission of the District's Schematic Design Submittal, the MSBA has requested that the District be available to present progress of the preferred schematic to the Facilities Assessment Subcommittee should the MSBA determine that such a presentation is required. This presentation would ensure a mutual understanding and agreement of the proposed concept and ensure that the proposed scope will be reflected in the District's Schematic Design Submittal.

- The preferred schematic includes a grade configuration, existing school use and redistribution of its middle school students across the District. As a condition of the MSBA's approval of the District's proposed project scope and budget, the District will be required to submit a draft redistricting plan as part of its Schematic Design Submittal.

Based on the review outlined above, staff recommends that the City of Holyoke be approved to proceed into Schematic Design to replace the existing William R. Peck School with a new facility serving grades 6-8 on the existing site, contingent upon the District meeting the conditions detailed above.

Staff further recommends that the City of Holyoke:

- 1) Be allowed to consider using the following as a potential model school design candidate:
 - Athol Community Elementary School designed by Mount Vernon Group Architects, Inc.;
 - Burlington Memorial Elementary School designed by Knight Bagge Anderson / Raymond Design Associates, Inc.;
 - Lexington, Estabrook Elementary School designed by DiNisco Design, Inc.;
 - Lexington, Hastings Elementary School designed by DiNisco Design, Inc.;
 - New Bedford, Lincoln Elementary School, designed by Mount Vernon Group Architects, Inc.;
 - Norfolk, Freeman-Kennedy Elementary School designed by Flansburgh Associates, Inc.;
 - Uxbridge High School designed by Raymond Design Associates, Inc.; and,
 - West Bridgewater Middle/High School designed by Flansburgh Associates, Inc.
- 2) If the City of Holyoke chooses to formally evaluate the model school designs listed above as a potential model school design candidate, upon completion of an updated educational program and space summary, the District will evaluate both the model school designs and the District's Preferred Schematic design ("Option 4a"), and will proceed with interviews of their respective designers to determine which design best meets the District's educational needs.