



# CHELMSFORD PUBLIC SCHOOLS

*Comprehensive Facilities Assessment*



Feb 16, 2017



Meeting Objective



MSBA Process



Cost Review: Project vs. Master Plan



Choosing an SOI Priority Project



Questions & Discussion



## Meeting Objective

*Obtain public feedback for MSBA  
Statement of Interest (SOI)  
submission*





Meeting Objective



MSBA Process



Cost Review: Project vs. Master Plan



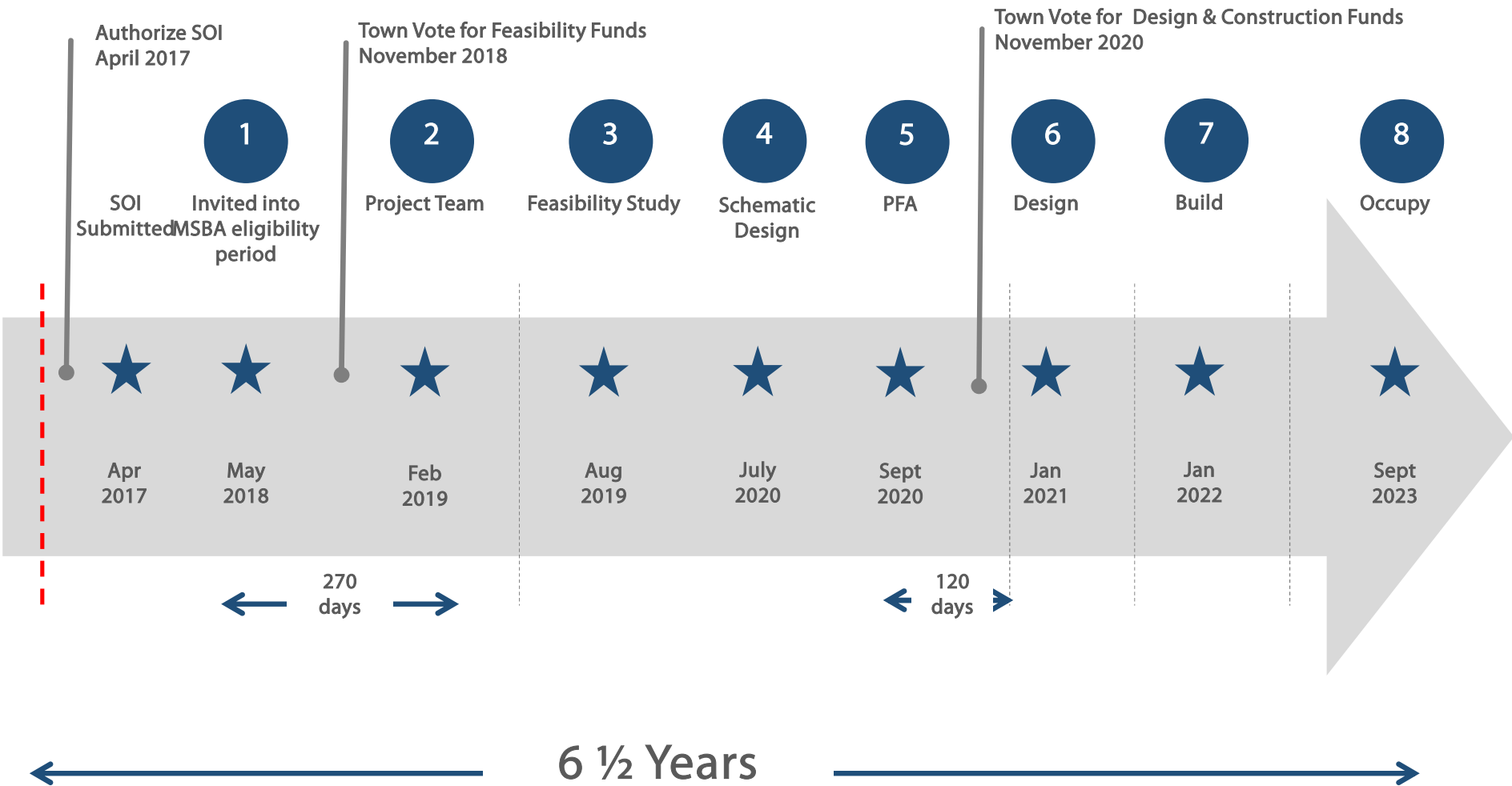
Choosing an SOI Priority Project



Questions & Discussion



# MSBA Timeline



# What is an SOI?

The process to determine if a school project will be considered for the MSBA Grant Program



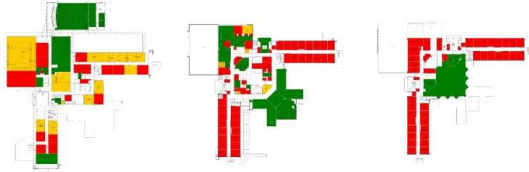

*“The MSBA considers many factors when looking at the totality of the SOIs including, but not limited to, the age of the building, the amount of space per student, the current and projected enrollment, the condition of the major systems of the school, the general environment of the building and the appropriateness of the building to the educational mission;”*



# Facility Assessments

		LEGEND										
		<div>●</div> Excellent	<div>●</div> Good Condition	<div>●</div> Fair / Maintenance	<div>●</div> Repair / Replace	<div>●</div> Poor						
		BYAM	CENTER	HARRINGTON	SOUTH ROW	MCCARTHY	PARKER	C.H.S.	WESTLAND	101 MILL RD		
1	Site & Civil	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
2	Site Accessibility / Play Areas	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
3	Exterior Building Elements	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
4	Interior Architectural Elements	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
5	Accessibility	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
6	Structural Elements	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
7	Mechanical Systems	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
8	Electrical Systems	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
9	Plumbing Systems	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
10	Fire Protection Systems	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
11	Hazardous Mat. Abatement	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		
12	Functional Use of Space	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>	<div>●</div>		



	Existing Enrollment	Target Enrollment	Capacity by GSF	Capacity by Classroom Count	MSBA Instructional Space Comparative Analysis – Room by Room
McCarthy MS	864	864	928	800	 <p>67% are under by 10% or more</p>
Parker MS	717	717	650	572	 <p>53% are under by 10% or more</p>
Chelmsford High School	1509	1509	1785	1470	 <p>84% are under by 10% or more</p>
Westlands School	132* *Pre-K only	142* *Pre-K only	206** ** Assumes K-4	330** ** Assumes K-4	 <p>95% are under by 10% or more</p>

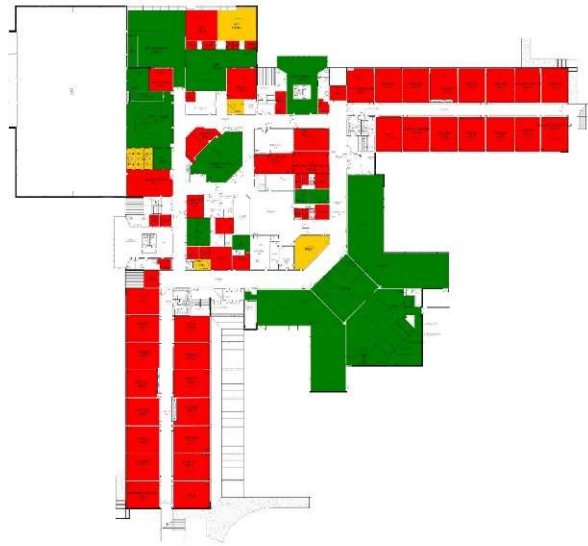




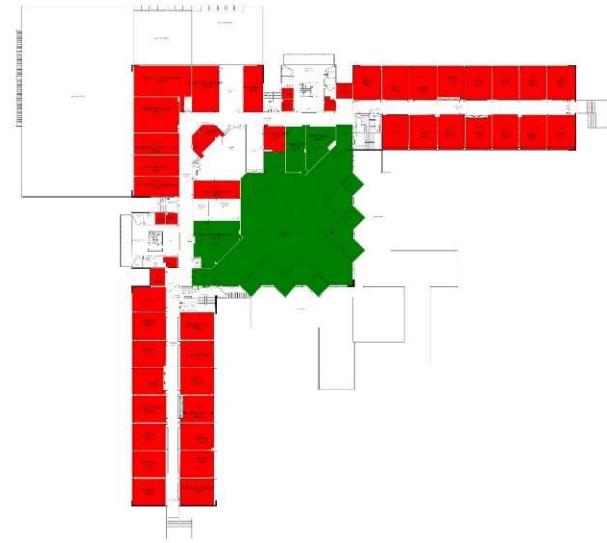
# msba comparative analysis



level 1



level 2



level 3

## additional space needs:

- windowless learning spaces
- inappropriate special education spaces

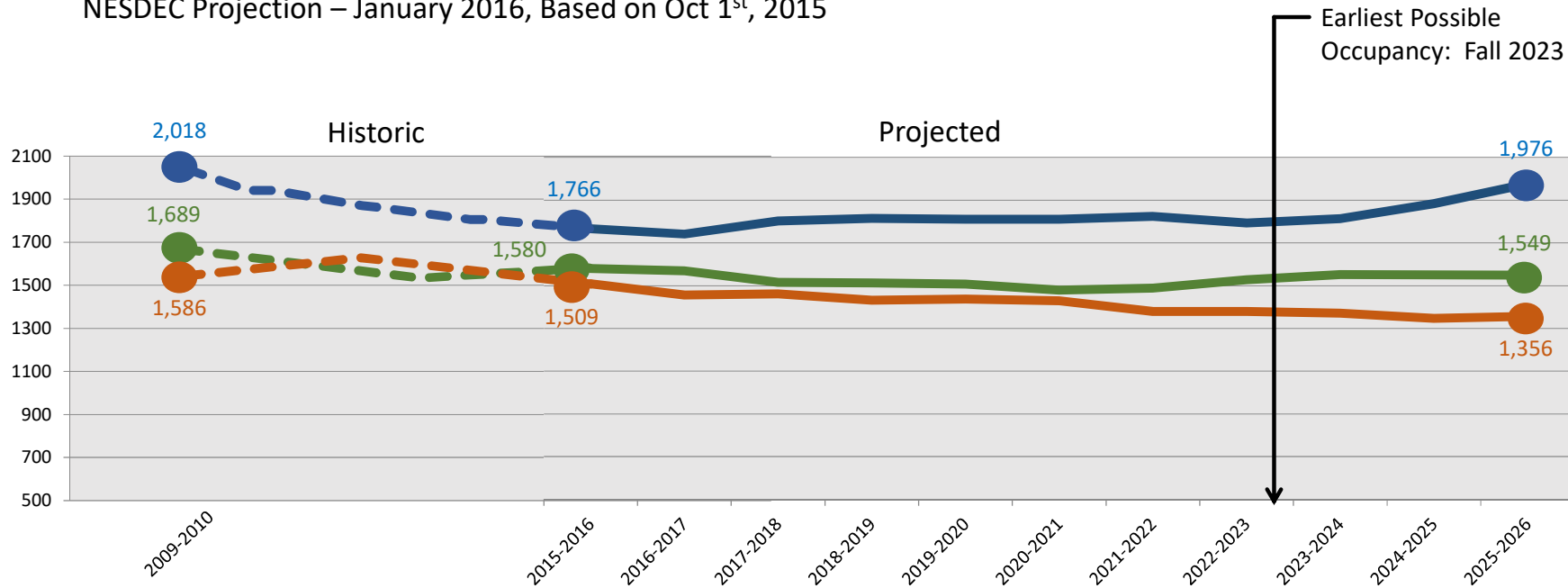
 undersized (<90%)




 aligned (90%-110%)

 oversized (>110%)



# NESDEC Projection – January 2016, Based on Oct 1<sup>st</sup>, 2015



NESDEC July 14 <sup>th</sup> Projection		2015- 2016	2016- 2017	2017- 2018	2018- 2019	2019- 2020	2020- 2021	2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026
 K-4 Projection		1766	1741	1803	1814	1811	1811	1824	1793	1813	1884	1976
 5-8 Projection		1580	1570	1515	1513	1507	1479	1489	1528	1552	1551	1549
 9-12 Projection		1509	1456	1461	1432	1438	1430	1380	1379	1372	1347	1356
K-12 Projection		4855	4767	4779	4759	4756	4720	4693	4700	4737	4782	4881



**Functional Use of the Building**  
Programmatic / space analysis





Meeting Objective



MSBA Process



Cost Review: Project vs. Master Plan



Choosing an SOI Priority Project



Questions & Discussion



## Master Plan Option – J5

J5 – NEW PK-K/ HIGH SCHOOL	
Project Cost	\$203.4 M
Master Plan Cost	\$319.1 M
Renovations Cost to upgrade old high school building	\$80 M
Capital Improvements	\$35.7 M
Commentary	<ul style="list-style-type: none"><li>• Renovate old high school (MS)</li><li>• No spatial upgrades required</li><li>• No code upgrades required</li><li>• 2 Buildings come off line (Westland &amp; McCarthy)</li></ul>



## Master Plan Option – I2

I2 – NEW 7-8 MIDDLE SCHOOL	
Total Project Cost	\$77.3 M
Primary Project Cost	\$74.8 M
Ancillary Project Cost (Upgrade Parker School)	\$2.5M
Master Plan Cost	\$158.7 M
Renovations Cost to upgrade Parker school	\$29.7 M
Capital Improvements	\$54.1 M
Commentary	<ul style="list-style-type: none"> <li>• Renovate Parker school (PK-4)</li> <li>• No spatial upgrades required</li> <li>• No code upgrades required</li> <li>• 1 Building come off line (Westland)</li> </ul>



## Master Plan Option – H

H – NEW 6-8 MIDDLE SCHOOL	
Project Cost	\$102.5 M
Master Plan Cost	\$156.7 M
Additional Renovations Cost	\$0 M
Capital Improvements	\$54.1 M
Commentary	<ul style="list-style-type: none"><li>• No spatial upgrades required</li><li>• No code upgrades required</li><li>• 1 Building come off line (Westland)</li></ul>



## Master Plan Option – E

E – NEW 3-5 UPPER ELEMENTARY SCHOOL	
Project Cost	\$92.8 M
Master Plan Cost	\$146.9 M
Additional Renovations Cost	\$0 M
Capital Improvements	\$54.1 M
Commentary	<ul style="list-style-type: none"><li>• No spatial upgrades required</li><li>• No code upgrades required</li><li>• 1 Building come off line (Westland)</li></ul>





## Master Plan Option – D

D – New EARLY CHILDHOOD CENTER/PARKER RENOVATION	
Project Cost	\$103.5 M
Master Plan Cost	\$103.5 M
Additional Renovations Cost	\$0 M
Capital Improvements	\$40.2 M
Commentary	<ul style="list-style-type: none"><li>• No spatial upgrades required</li><li>• No code upgrades required</li><li>• 1 Building come off line (Westland)</li></ul>

Two Step Project



# Master Plan Options

	J5 – NEW PK-K/ HIGH SCHOOL	I2 – NEW 7-8 MIDDLE SCHOOL	H – NEW 6-8 MIDDLE SCHOOL	E – NEW 3-5 UPPER ELEMENTARY SCHOOL	D – New EARLY CHILDHOOD CENTER
Project Cost	\$203.4 M	\$77.3 M	\$102.5 M	\$92.8 M	\$103.5 M
Master Plan Cost	\$319.1 M	\$158.7 M	\$156.7 M	\$146.9 M	\$103.5 M
Additional Renovations Cost	\$80.0 M	\$29.7 M	\$0	\$0	\$0
Capital Improvements	\$35.7 M	\$54.1 M	\$54.1 M	\$54.1 M	\$0
Commentary	<ul style="list-style-type: none"> <li>• Renovate old high school (MS)</li> <li>• No spatial upgrades required</li> <li>• No code upgrades required</li> <li>• 2 Buildings come off line (Westland &amp; McCarthy)</li> </ul>	<ul style="list-style-type: none"> <li>• Renovate Parker school (PK-4)</li> <li>• No spatial upgrades required</li> <li>• No code upgrades required</li> <li>• 1 Building comes off line (Westland)</li> </ul>	<ul style="list-style-type: none"> <li>• No spatial upgrades required</li> <li>• No code upgrades required</li> <li>• 1 Building comes off line (Westland)</li> </ul>	<ul style="list-style-type: none"> <li>• No spatial upgrades required</li> <li>• No code upgrades required</li> <li>• 1 Building comes off line (Westland)</li> </ul>	<ul style="list-style-type: none"> <li>• No spatial upgrades required</li> <li>• No code upgrades required</li> <li>• 1 Building comes off line (Westland)</li> </ul>

Two Step Project





Meeting Objective



MSBA Process



Cost Review: Project vs. Master Plan



Choosing an SOI Priority Project



Questions & Discussion



SOI Priority Options:

**Master Plan Option**



**SOI Priority Option**



Choosing a SOI Priority

# Master Plan Options

## A STATUS QUO



## D NEW EARLY CHILDHOOD CENTER



## E NEW 3-5 UPPER ELEMENTARY SCHOOL



## H NEW 6-8 MIDDLE SCHOOL



## I2 NEW 7-8 MIDDLE SCHOOL



## J5 NEW PK-K/ HIGH SCHOOL



Over-crowded

Aligned

Under-crowded

New Construction

## SOL Priority Options:

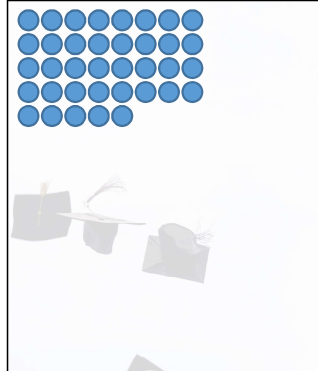
- **Early Childhood Center**
- **Elementary School**
- **Middle School**
- **High School**



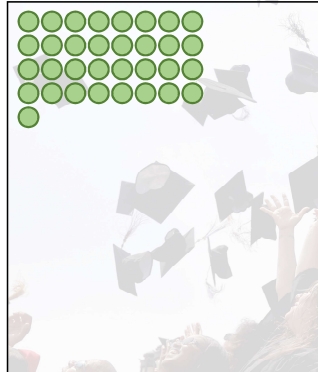


## High School (J5)

Straw Poll: 1



Straw Poll: 2



### Advantages

- Selling point for town (improves town quality, a source of town pride i.e.). (1)
- Provides up-to-date resources to students. (1)
- Adds new, various amenities that can benefit the town. (1)
- Helps the largest number of students. (1)
- Provides the High School students work and/or interaction with the Pre-K students through the Exploring Early Childhood courses provided at the Chelmsford High School. These opportunities are currently offered and ongoing for high school student and preschoolers in the Lion's Den Pre-school. (1)
- Teachers will not have to share classrooms. (1)
- Equity in that ALL students in the district are able to access the new facility. (1)
- Current space issues are addressed. (1)
- Science lab needs at the Middle School are addressed.
- Raises property values town-wide. (2)
- Addresses education trends. (1)
- Current high school is poorly designed. (1)
- Fewer transitions across schools would be necessary. (1)
- Nearby towns are getting new High School.
- Would allow the most room for growth across all grades. (2)
- Grade configuration would fix hallway traffic flow (which is an existing issue). (3)
- The high school is the place that needs to be the most current: modernization and technology are necessary for students to be prepared for their next step and beyond. (2)

### Disadvantages

- Closing of McCarthy possible.
- High cost. (3)
- The high school is the ONLY building that does not need more space. Enrollment at the high school is declining.
- Separation of younger siblings when starting school while being closer to much older students.
- Perhaps an excessive solution as it leaves every building 'under populated'.
- Current high school has amenities that are not needed for 6-8<sup>th</sup> grades.
- All kindergarten students have to transition to a new school for 1<sup>st</sup> grade.
- New PAC for new high school.
- Pre-K and Kindergarten are in the same building/campus as the high school students. (1)

# Questions & Discussion

