



CHELMSFORD PUBLIC SCHOOLS

Comprehensive Facilities Assessment



Dec. 20, 2016



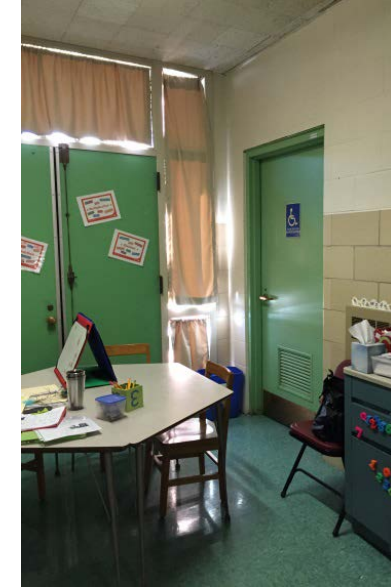
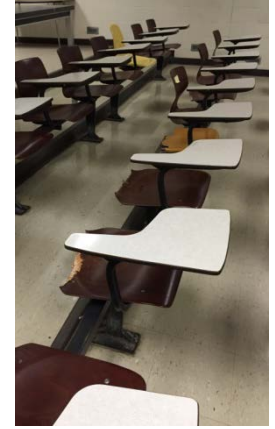
School Facilities & Master Plan

- Executive Summary
- Facility Assessments
- Capital Improvement Plans / Cost
- Summary of Options
- Summary of the Master Plan



Facility Assessments

- Architectural/ Engineering Review of all School Buildings
- Code Reviews (Building, Accessibility, Life Safety)
- Documented Existing Conditions and Needs
- Provided Recommendations



LEGEND			
	Excellent		Repair / Replace
	Good Condition		
	Fair / Maintenance		Poor

		BYAM	CENTER	HARRINGTON	SOUTH ROW	McCARTHY	PARKER	C.H.S.	WESTLAND	101 MILL RD
1	Site & Civil									
2	Site Accessibility / Play Areas									
3	Exterior Building Elements								 	
4	Interior Architectural Elements							 		
5	Accessibility									
6	Structural Elements									
7	Mechanical Systems		 	 	 		 		 	
8	Electrical Systems			 	 	 	 	 	 	
9	Plumbing Systems				 	 	 	 	 	
10	Fire Protection Systems							 		
11	Hazardous Mat. Abatement									
12	Functional Use of Space									



SCHOOL NAME	Health, Safety & Welfare	Code Compliance	Functional Use of Building or Site	Extending the Life of the Building (Maintenance)	Energy Efficiency / Energy Water Savings	Hazardous Material Abatement
1. Site & Civil	x	x	x	x		
2. Structural Elements	x	x		x		
3. Exterior Architectural	x	x	x	x		
4. Interior Architectural	x	x	x	x		
5. Mechanical - HVAC	x	x	x	x	x	
6. Electrical	x	x	x	x		
7. Plumbing	x	x	x	x	x	
8. Fire Protection	x	x				
9. Haz Mat Abatement	x	x				x





SCHOOL NAME	Quantity	Cost of Repair / Replacement (5/2016)	Designer / Pricing Contingency (10%)	Soft Cost (20%)	Estimated Total Project Cost
1. Site & Civil	1 loc	\$17,250	\$1,725	\$3,795	\$22,770
2. Structural Elements	1 ls	\$ 863	\$ 86	\$ 190	\$ 1,139
3. Exterior Architectural	1900 lf	\$ 43,700	\$ 4,370	\$9,614	\$57,684
4. Interior Architectural	700 sf	\$ 32,200	\$ 3,220	\$7,084	\$42,504
5. Mechanical – HVAC	100 ea	\$ 28,750	\$ 2,875	\$6,325	\$37,950
6. Electrical	1900 lf	\$ 43,700	\$ 4,370	\$9,614	\$57,684
7. Plumbing	700 sf	\$ 32,200	\$ 3,220	\$7,084	\$42,504
8. Fire Protection	100 ea	\$ 28,750	\$ 2,875	\$6,325	\$37,950
9. Haz Mat Abatement	sum total	\$2,325,000	NA.	\$465,000	\$2,790,000

SCHOOL NAME	High Priority (1-3 yrs) 2017-20	Medium Priority (4-6 yrs) 2021-23	Low Priority (7-10 yrs) or until full renovation project	On going maintenance	Notes
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1. Site & Civil		\$17,250			
2. Structural Elements	\$ 1,139				
3. Exterior Architectural		\$57,684			
4. Interior Architectural			\$42,504		
5. Mechanical – HVAC				\$37,950	
6. Electrical	x				completed 2016
7. Plumbing	\$42,504				
8. Fire Protection			\$37,950		
9. Haz Mat Abatement				\$2,790,000	



Visioning & Options Development

Options Summary									
A	PK	Westland Comm. Ed.	1-4	Byam ES	Harrington ES	Center ES	South Row ES	PK-K	E.C.C.
B	PK	Westland Comm. Ed.	K-4	Byam ES	Harrington ES	Center ES	South Row ES	5-8	Parker MS
C	PK	Westland Comm. Ed.	K-4	Byam ES	Harrington ES	Center ES	South Row ES	5-8	Parker MS
D		Westland Comm. Ed.	1-4	Byam ES	Harrington ES	Center ES	South Row ES	5-8	Parker MS
E		Westland Comm. Ed.	PK-2	Byam ES	Harrington ES	K-2	Center ES	5-8	Parker MS
F		Westland Comm. Ed.	PK-2	Byam ES	Harrington ES	K-2	Center ES	5-8	Parker MS
G	PK	Westland Comm. Ed.	K-2		Harrington ES	Center ES	South Row ES	5-8	Parker MS
H		Westland Comm. Ed.	PK-2	Byam ES	Harrington ES	K-2	Center ES	5-8	Parker MS
I	PK	Westland Comm. Ed.	K-3	Byam ES	Harrington ES	Center ES	South Row ES	5-8	Parker MS
I2		Westland Comm. Ed.	K-4	Byam ES	Harrington ES	Center ES	South Row ES	5-8	Parker MS
J	PK	Westland Comm. Ed.	K-5	Byam ES	Harrington ES	Center ES	South Row ES	5-8	Parker MS
J1	PK	Westland Comm. Ed.	K-3	Byam ES	Harrington ES	Center ES	South Row ES	5-8	Parker MS
J2		Westland Comm. Ed.	K-4	Byam ES	Harrington ES	Center ES	South Row ES	5-8	Parker MS
J3	PK	Westland Comm. Ed.	K-3	Byam ES	Harrington ES	Center ES	South Row ES	5-8	Parker MS
J4		Westland Comm. Ed.	PK-2	Byam ES	Harrington ES	K-2	Center ES	5-8	Parker MS
J5		Westland Comm. Ed.	1-5	Byam ES	Harrington ES	Center ES	South Row ES	5-8	Parker MS





Options Summary

A STATUS QUO

PK	Westland Comm. Ed.	1/2 K-4	Byam ES	Harrington ES	Center ES	South Row ES			5-8	Parker MS	McCarthy MS	9-12	Chelmsford HS
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D NEW EARLY CHILDHOOD CENTER

	Westland Comm. Ed.	1-4	Byam ES	Harrington ES	Center ES	South Row ES	PK-K	E..C.C.		5-6	Parker ES /MS	7-8	McCarthy MS	9-12	Chelmsford HS

E NEW 3-5 UPPER ELEMENARY SCHOOL

	Westland Comm. Ed.	PK-2	Byam ES	Harrington ES	K-2	Center ES	South Row ES		3-5	New Upper ES	6-8	Parker MS	6-8	McCarthy MS	9-12	Chelmsford HS
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H NEW 6-8 MIDDLE SCHOOL

	Westland Comm. Ed.	PK-2	Byam ES	Harrington ES	K-2	Center ES	South Row ES	3-5	Parker Upper ES	McCarthy Upper ES		6-8	New MS	9-12	Chelmsford HS
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I2 NEW 7-8 MIDDLE SCHOOL

	Westland Comm. Ed.	K-4	Byam ES	Harrington ES	Center ES	South Row ES	PK-4	Parker ES		5-6	McCarthy ES / MS	7-8	New Jr. High	9-12	Chelmsford HS
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J5 NEW PK/ HIGH SCHOOL

	Westland Comm. Ed.	1-5	Byam ES	Harrington ES	Center ES	South Row ES	1-5	Parker ES		McCarthy	6-8	MS @CHS	New ECC/ High School
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Options Summary

A STATUS QUO

CIP: \$ 61.5 m	PK	Westland Comm. Ed.	1/2 K-4	Byam ES	Harrington ES	Center ES	South Row ES			5-8	Parker MS	McCarthy MS	9-12	Chelmsford HS
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D NEW EARLY CHILDHOOD CENTER

CIP: \$ 40.2m Project: \$ 103.5m	Westland Comm. Ed.	1-4	Byam ES	Harrington ES	Center ES	South Row ES	PK-K	E..C.C.		5-6	Parker ES /MS	7-8	McCarthy MS	9-12	Chelmsford HS

E NEW 3-5 UPPER ELEMENARY SCHOOL

CIP: \$ 54.6 m Project: \$ 92.8m	Westland Comm. Ed.	PK-2	Byam ES	Harrington ES	K-2	Center ES	South Row ES		3-5	New Upper ES	6-8	Parker MS	6-8	McCarthy MS	9-12	Chelmsford HS
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H NEW 6-8 MIDDLE SCHOOL

CIP: \$ 54.6 m Project: \$ 102.5m	Westland Comm. Ed.	PK-2	Byam ES	Harrington ES	K-2	Center ES	South Row ES	3-5	Parker Upper ES	McCarthy Upper ES			6-8	New MS	9-12	Chelmsford HS
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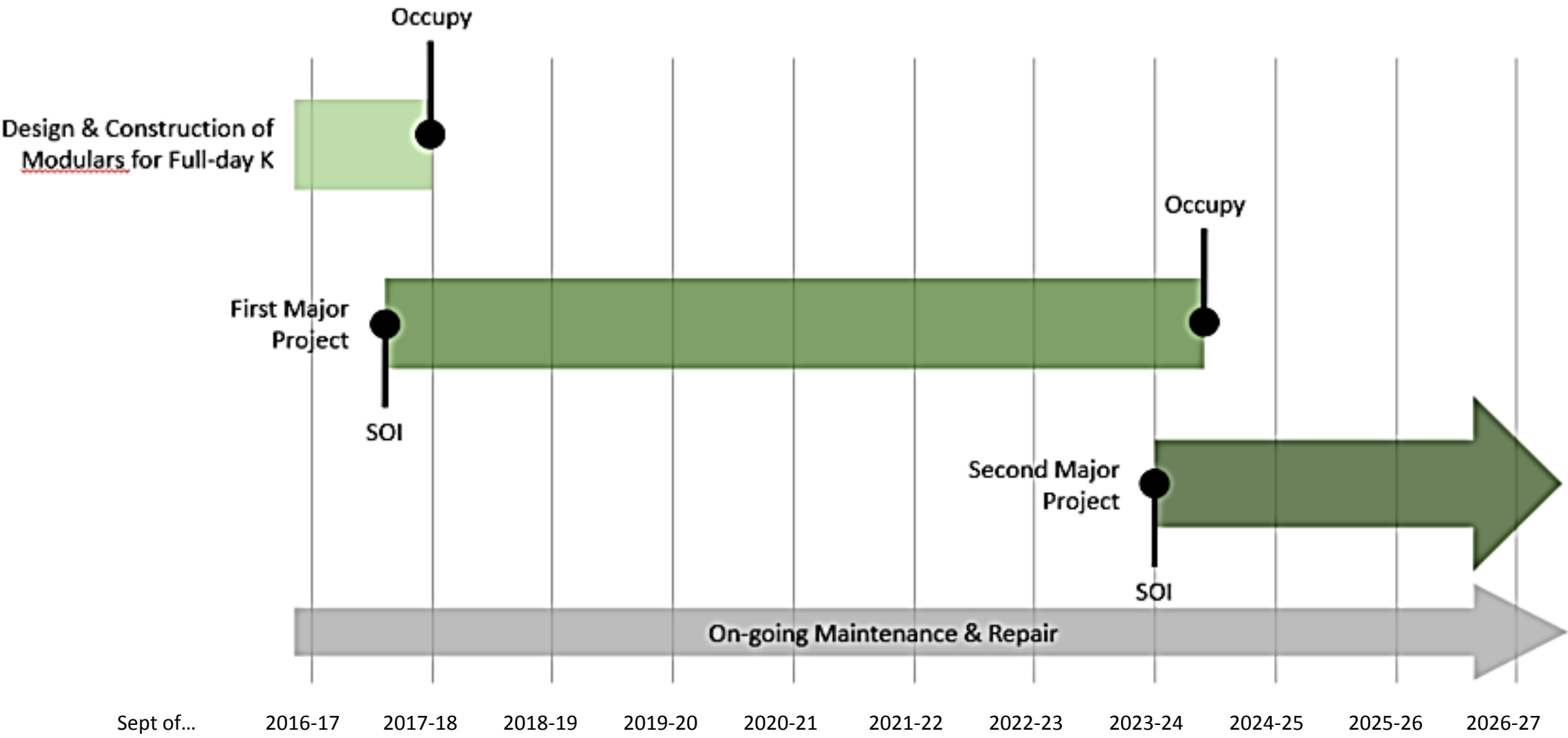
I2 NEW 7-8 MIDDLE SCHOOL

CIP: \$ 54.6 m Project: \$ 84.4m	Westland Comm. Ed.	K-4	Byam ES	Harrington ES	Center ES	South Row ES	PK-4	Parker ES			5-6	McCarthy ES / MS	7-8	New Jr. High	9-12	Chelmsford HS
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J5 NEW PK/ HIGH SCHOOL

CIP: \$ 36.1 m Project: \$ 283.5m	Westland Comm. Ed.	1-5	Byam ES	Harrington ES	Center ES	South Row ES	1-5	Parker ES			McCarthy	6-8	MS @CHS		New ECC/ High School
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Master Plan Timeline

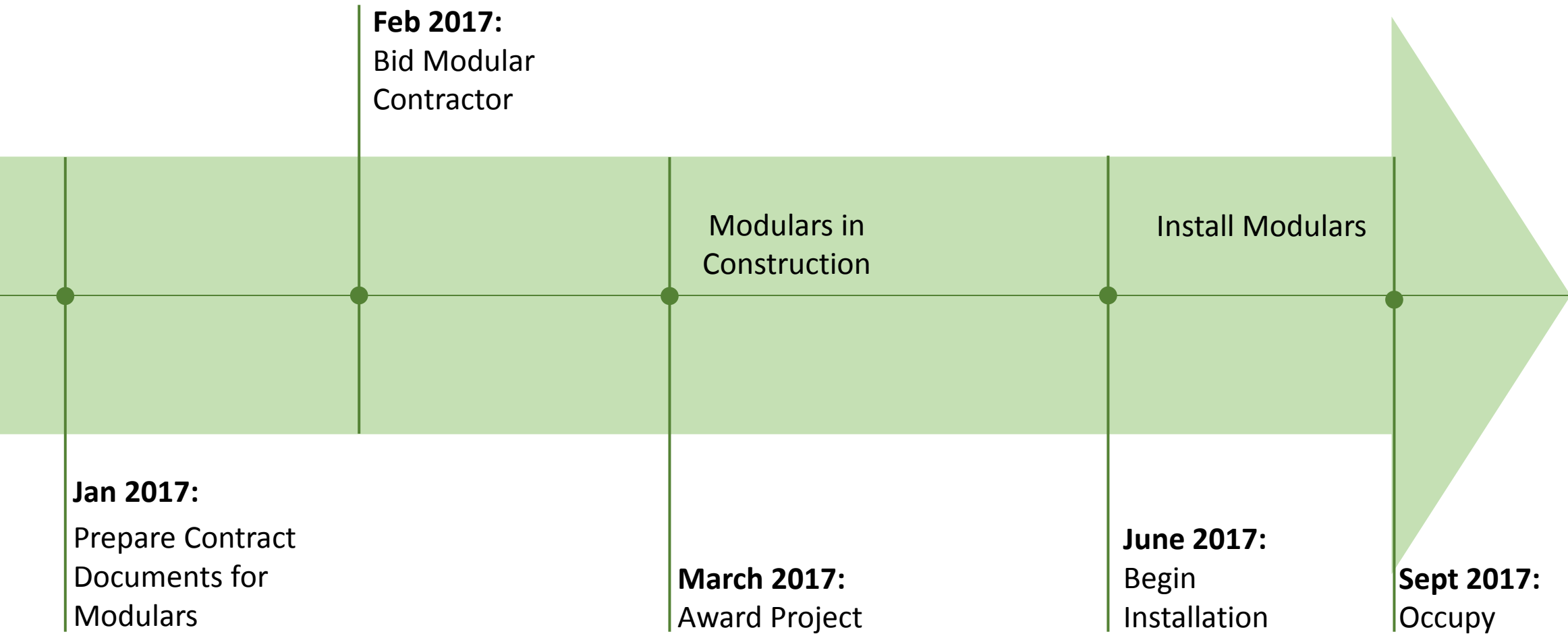


full-day K timeline



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
D	Fall: approve funds for full-day K	Spring: submit SOI for ECC Fall: Occupy mods for full-day K	Fall: Begin feasibility for ECC	Fall: Town vote for ECC project	Detailed Design and Construct. Docs	Revisit Master Plan Construct. Start for ECC	Spring: Submit SOI for Parker grades 5-6 renovation Project	Occupy ECC Start feasibility for Parker 5-6	Town vote for Parker 5-6	Detailed Design and Construct. Docs	Revisit Master Plan Start construct. at Parker	Submit SOI for priority #3: Elementary School	Occupy Parker as Grades 5-6
E	Fall: approve funds for full-day K	Spring: submit SOI for 3-5 ES Fall: Occupy mods for full-day K	Fall: Begin feasibility for 3-5 ES	Fall: Town vote for 3-5 ES project	Detailed Design and Construct. Docs	Revisit Master Plan Construct. start for 3-5 ES	Spring: Submit SOI for Priority #2: Elem school project	Occupy 3-5 ES			Revisit Master Plan	Submit SOI for priority #3	
H	Fall: approve funds for full-day K	Spring: submit SOI for Middle School Fall: Occupy mods for full-day K	Fall: Begin feasibility for Middle School	Fall: Town vote for MS project	Detailed Design and Construct. Docs	Revisit Master Plan Construct. start for MS	Spring: Submit SOI for Priority #2: Elem school project	Occupy MS			Revisit Master Plan	Submit SOI for priority #3:	
12	Fall: approve funds for full-day K	Spring: submit SOI for Jr. High Fall: Occupy mods for full-day K	Fall: Begin feasibility for Jr. High	Fall: Town vote for Jr. High project	Detailed Design and Construct. Docs	Revisit Master Plan Start Construct. for Jr. High	Spring: Submit SOI for Parker ES renovation Project	Occupy Jr. High Start feasibility for Parker ES	Town vote for Parker ES	Detailed Design and Construct. Docs	Revisit Master Plan Start construction at Parker	Submit SOI for priority #3: Elementary School	Occupy Parker as ES
J5	Fall: approve funds for full-day K	Spring: submit SOI for HS ECC Fall: Occupy mods for full-day K	Fall: Begin feasibility for HS/ ECC	Fall: Town vote for HS/ECC project	Detailed Design and Construct. Docs	Revisit Master Plan Construct. start for HS/ ECC	Spring: Submit SOI for Priority #2: Elem school project	Occupy HS & ECC Recon-figure District			Revisit Master Plan	Submit SOI for priority #3	

Timeline for Full-Day K:





Next Steps

- Choose Preferred Master Plan Option
- Develop Full-day K Plan (Operations & Logistics)
- Issue Final Master Plan Report
- Develop MSBA Statement of Interest (SOI)

