

Abby Kelley Foster Charter Public School

Facilities Feasibility Planning

June 2023



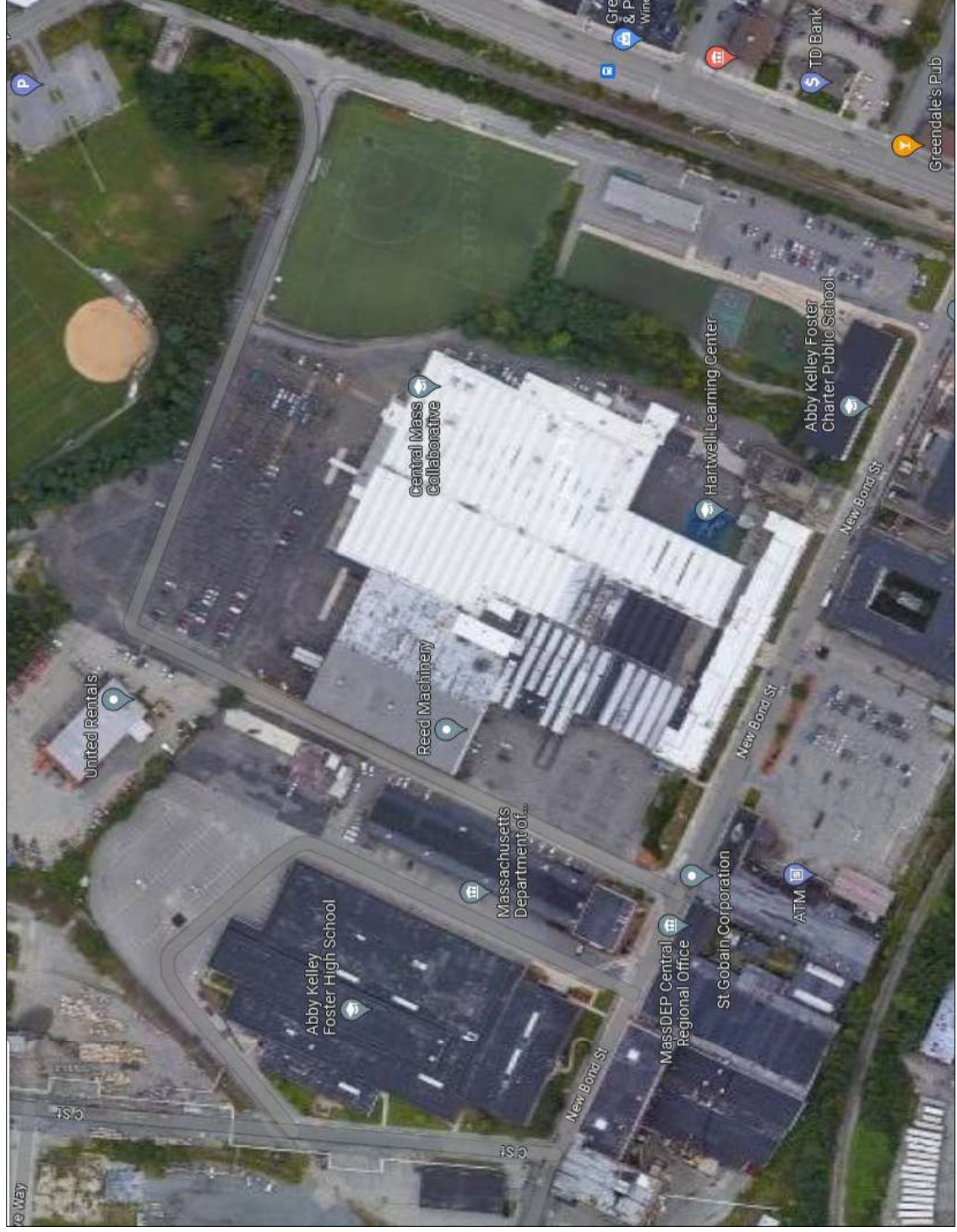
AGENDA

1. FACILITIES OVERVIEW
 - Objectives
 - Challenges & Opportunities
2. PROPOSED SOLUTIONS
 - Renovate & Expand the Middle School Building
 - Range of scope possibilities
 - Sell the Middle School Building & Expand at the High School & Elementary School
4. AFFORDABILITY
3. PRELIMINARY SOURCES & USES
5. PROJECT SEQUENCING & COORDINATION
6. RISKS

Objectives

- Assess Abby Kelley's facilities and existing campus conditions
- Compile list of mandatory, priority and desirable improvements
- Evaluate market conditions and study proposed solutions (inclusive of selling all facilities and relocating entirely)
- Determine financial capacity for capital investments
- **Develop conceptual construction scope, and sources & uses of funds that align with priorities and affordability**

CAMPUS OVERVIEW



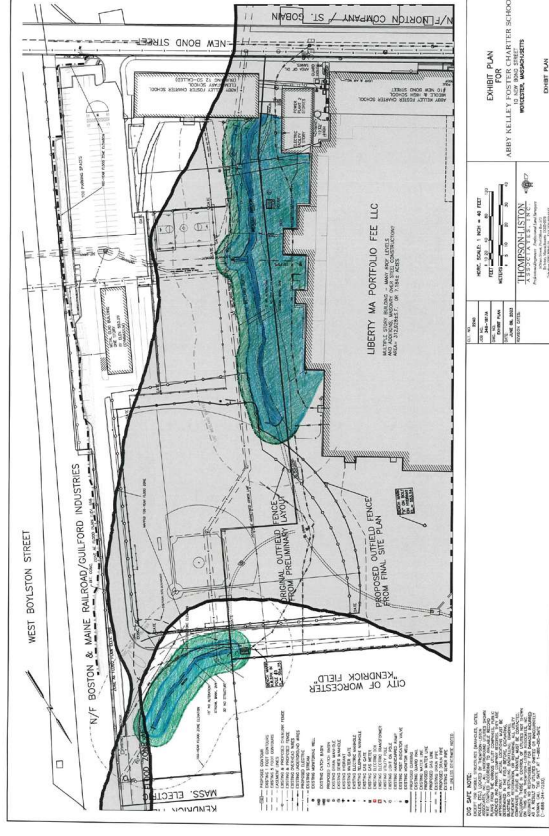
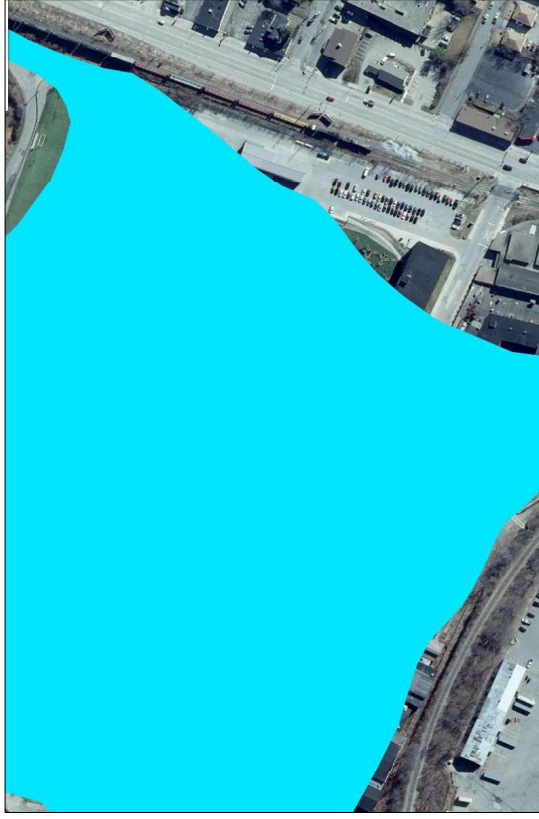
FACILITIES CHALLENGES

Systems Upgrades	Building Enhancements	Program Need
▪ MS HVAC ▪ Flooding issues (e.g. HS sink holes, MS kitchen) ▪ Roof & façade repairs ▪ HS roof & repointing, ES facade, ES & MS windows, MS buffer zone roof ▪ MS electrical re-wiring ▪ Energy efficient lighting ▪ ES plumbing	▪ MS kitchen/cafe ▪ Field/fencing replacement/expansion ▪ HS bathroom ▪ HS configuration ▪ Security	▪ <u>Middle School:</u> ▪ PE/recreation space ▪ Additional MS music space ▪ MS bathrooms ▪ <u>Elementary School:</u> ▪ Outdoor seating/nature classroom ▪ <u>High School:</u> ▪ Additional cafeteria space ▪ Additional music/multi-purpose space ▪ <u>Campus-wide: Programmatic space to meet changing needs of student population</u>

List above is not all inclusive. QPD notes there may be additional items that will be evaluated for inclusion in any major facility project and/or long-term budget planning.

SITE CONSTRAINTS

- Majority of the site is located within the floodplain
- Wetlands buffer zone
- Environmental (Activity & Use Limitations)
- Occupied site



REAL ESTATE OPPORTUNITIES

- Indoor Space:
 - Approximately 29,000 sf of unfinished space within the high school building
 - Approximately 15,000 square feet of raw space adjacent to Middle School (“Buffer Zone” space)
 - Approximately 11,000 square feet of unfinished lower level “BRM” space within the Middle School
- Outdoor Real Estate:
 - High School parking lot
 - Elementary school parking lot
 - Adjacent parcels (Liberty, WBCD, United Rental)

PROPOSED SOLUTIONS

- **SCENARIO 1 – Renovate & Expand Middle School Building**
 - **1A: Major Scope**
 - Complete mechanical system upgrade
 - Electrical system upgrades as required
 - Fit-out “buffer zone” space for multi-purpose & indoor recess space
 - Fit-out lower level “BRM” space for new cafeteria/warming kitchen
 - Renovate existing cafeteria/kitchen for additional classroom/program space
 - Minor code required upgrades & misc. reconfiguration throughout
 - Window replacement
 - **1B: Reduced Scope**
 - Complete mechanical system upgrade
 - Electrical system upgrades as required
 - ~~Fit-out “buffer zone” space for multi-purpose & indoor recess space~~
 - Fit-out lower level “BRM” space for new cafeteria/warming kitchen
 - Renovate existing cafeteria/kitchen for additional classroom/program space
 - Minor code required upgrades & ~~misc. reconfiguration throughout~~
 - Window replacement

PROPOSED SOLUTIONS

➤ **SCENARIO 2 – Sell Middle School Building & Expand High & Elementary Schools**

- Sell Middle School building
 - Relocate 6th & 7th grade to High School building
 - Build out ~29,000 sf of unfinished space
 - Relocate facilities space to new facilities shed on campus
 - Relocate 4th & 5th grade to Elementary School building
 - Build an approximately 18,000 sf addition over the parking lot
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➤ **ANY SCENARIO**

- Field expansion
- High School parking lot improvements
- Misc. High School and Elementary School improvements

PROPOSED SOLUTIONS – Initial Pros & Cons

➤ SCENARIO 1 – Renovate & Expand Middle School Building

■ Pros:

1. Future expansion remains possible (additional real estate capacity across campus)
2. Project affordability not dependent on sale of facility
3. Retain more cohesive campus

■ Cons:

1. Disruptive & proximate construction in MS during school operations
2. Greater risk of unforeseen conditions and building code issues
3. Classroom layouts and grade configuration remains the same, not ideal

➤ SCENARIO 2 – Sell Middle School Building & Expand High & Elementary Schools

■ Pros:

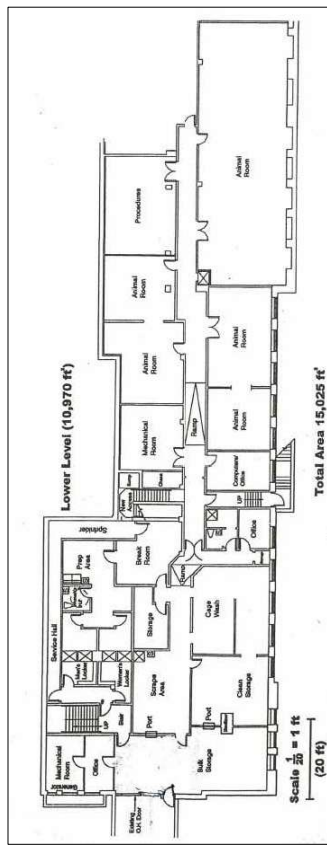
1. Possibility to reconfigure grades / consolidate schools, possibly more efficient operating costs
2. New construction provides better configured classrooms and athletic/recreation space
3. Less disruptive construction

■ Cons:

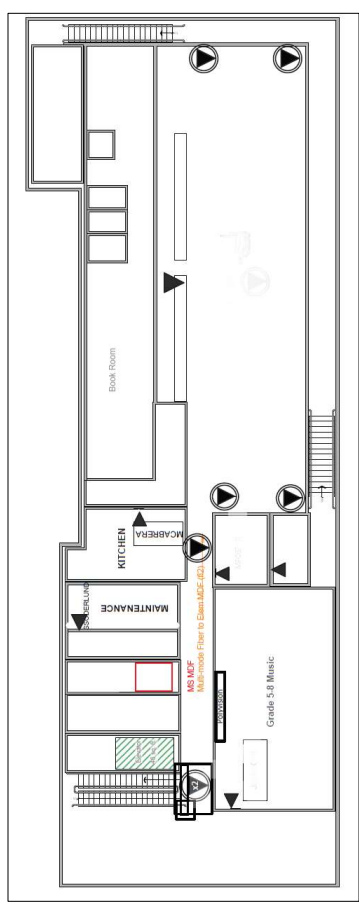
1. Necessarily more expensive, somewhat dependent on price of MS facility
2. Grade reconfiguration could require additional staffing/operations costs
3. Need to relocate central office / admin and facilities staff

SCENARIO 1 – Middle School Primary Areas for Renovation

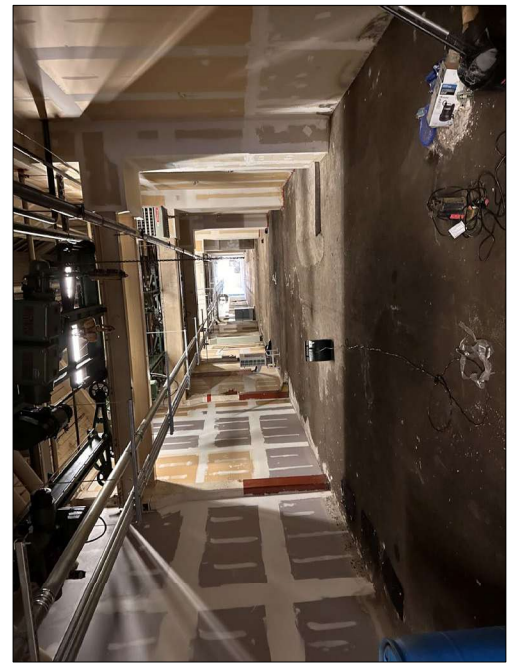
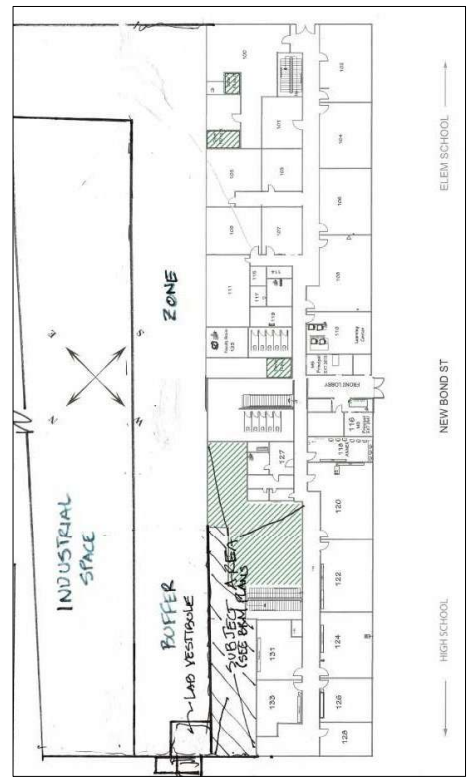
Lower Level “BRM” Space



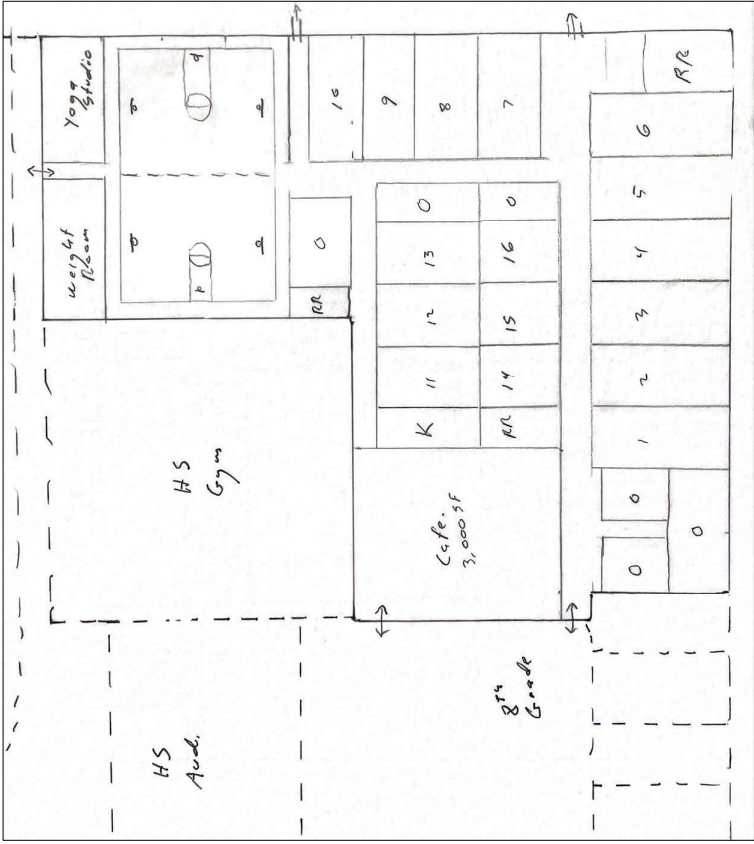
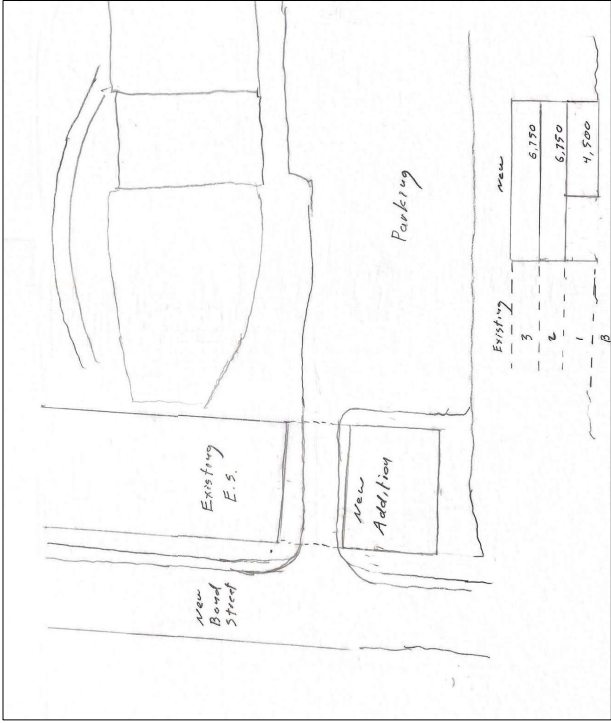
Existing Café/Kitchen LL Space



“Buffer Zone” Space



SCENARIO 2 – Expand High School & Elementary School



- Build-out the approximately 29,000 square feet of unused space within the high school building for 16 classrooms, Middle School gymnasium and cafeteria
- Construct an approximately 18,000 square foot ES addition with a new cafeteria & warming kitchen; 12 classrooms; break-out & admin space; and support/circulation



PRELIMINARY SOURCES & USES

SOURCES AND USES OF FUNDS		Renovate Middle School		Scenario 1B Less Improvements	Sell Middle School
Uses of Funds		Scenario 1A Major Improvements	Scenario 2 Add to HS and ES		
<u>New Construction</u>					
Elementary School addition	\$580/SF 18,000 SF	\$ -	\$ -	\$ 10,440,000	
Renovation of vacant space in HS	\$325/SF 29,000 SF	-	-	9,425,000	
Facilities maintenance shed		-	-	200,000	
Sub-total	\$427/SF 47,000 SF	-	-	20,065,000	
<u>Middle School Renovation</u>					
HVAC replacement, incl. electric	\$70/SF 58,277 SF	\$ 4,080,000	4,080,000	-	
Buffer zone fit-out	\$200/SF 10,000 SF	2,000,000	-	-	
LL BRM space fit-out	\$325/SF 10,970 SF	3,565,000	3,565,000	-	
Cafe/kitchen renovation	\$175/SF 10,000 SF	1,750,000	875,000	-	
Window replacement		600,000	600,000	-	
Misc. code required improvements		250,000	250,000	-	
Misc. reconfiguration	Approx 10% of the space	690,000	345,000	-	
Sub-total		12,935,000	9,715,000	-	
Field expansion & re-surface		1,500,000	750,000	1,500,000	
Misc. improvements (site, ES and HS)		1,500,000	1,500,000	1,500,000	
Construction Cost Contingency	15% of reno 10% of new	2,390,000	1,790,000	2,310,000	
Hard Costs Sub-total		18,325,000	13,755,000	25,375,000	
Soft Costs	15%	2,750,000	2,060,000	3,810,000	
Total Uses		\$ 21,075,000	\$ 15,815,000	\$ 29,185,000	
<u>Sources of Funds</u>					
Existing Funds	75 days WC reserved	\$ 6,800,000	\$ 6,800,000	\$ 6,800,000	
Capital Campaign		1,500,000	750,000	1,500,000	
Sale of MS Bldg (estimated mkt. value)	\$65 / SF 79,200 SF	-	-	5,150,000	
Total Equity Available		8,300,000	7,550,000	13,450,000	
New Debt Required		\$ 12,775,000	\$ 8,265,000	\$ 15,735,000	
Total Sources		\$ 21,075,000	\$ 15,815,000	\$ 29,185,000	

CONSTRUCTION SEQUENCING

SCENARIO 1 CONSTRUCTION

Over summer break (likely two summers):

1. HVAC & electrical upgrades
2. Majority of code upgrades

Phased during school year:

1. Build out “BRM” space into new cafeteria and warming kitchen & “Buffer Zone” Space
2. Activate new cafeteria
3. Renovate existing cafeteria/kitchen space

SCENARIO 2 CONSTRUCTION

1. Build out space at High School & addition at Elementary School
2. Relocate 6-7th to High School & 4-5th to Elementary School
3. Vacate and sell Middle School building

RISKS

- Site and soil (floodplain, wetlands, environmental)
- Impact on ongoing operations
- Construction & real estate market volatility
- Neighboring development
- Building code
- Fire dept access at Elementary School under Scenario 2

RELOCATE OPTION

RELOCATE ENTIRE CAMPUS SCENARIO		
Assume 150,000 square feet of built space		
	Ground Up	Renovate
Property Acquisition	\$ 8,000,000	\$ 12,000,000
Site Work	6,000,000	4,000,000
Building Construction	97,500,000	60,000,000
Soft Costs	11,700,000	9,000,000
Total Cost	123,200,000	85,000,000
Less Property Sale	(12,000,000)	(12,000,000)
Net Cost	\$111,200,000	\$ 73,000,000