



Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

Maureen G. Valente
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

June 27, 2016

The Honorable Joseph A. Curtatone, Mayor
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Re: City of Somerville, Somerville High School

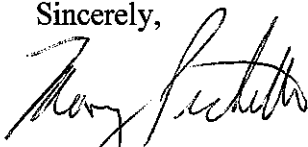
Dear Mayor Curtatone:

The Massachusetts School Building Authority (the "MSBA") is forwarding review comments for the Module 3 Feasibility Study Preferred Schematic Report submission for the Somerville High School project received by the MSBA on June 2, 2016.

Responses to the attached comments shall be forwarded to the assigned Project Coordinator, Jess Deleconio (Jess.Deleconio@MassSchoolBuildings.org), through the Owner's Project Manager. Please review and return responses within 14 days of receipt of this letter.

If you have any questions or comments, please do not hesitate to contact Karl Brown (Karl.Brown@MassSchoolBuildings.org).

Sincerely,



Mary Pichetti
Director of Capital Planning

Attachments:

Attachment 'A' Preferred Schematic Report Review Comments
Attachment 'B' Preferred Schematic Report Space Summary Review

Cc: Legislative Delegation
William A. White, Jr., President, Somerville Board of Aldermen
Caroline L. Normand, Chair, Somerville School Committee
Mary Skipper, Superintendent, Somerville Public Schools

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Somerville High School

Christopher Carroll, Owner's Project Manager, PMA Consultants, LLC

Chad Crittenden, Owner's Project Manager, PMA Consultants, LLC

Alex Pitkin, Designer, Symmes Maini & McKee Associates

Lorraine B. Finnegan, Designer, Symmes Maini & McKee Associates

File: 10.2 Letters (Region 4)

Attachment A – Module 3 Preferred Schematic Report Review Comments

District: City of Somerville

School: Somerville High School

Submittal Due Date: June 2, 2016

Submittal Received Date: June 2-9, 2016

Review Date: June 2-16, 2016

Reviewed by: K. Brown, J. Jumpe

MSBA REVIEW COMMENTS:

The following comments¹ on the Preferred Schematic Report submittal are issued pursuant to a review of the project submittal document for the proposed addition / renovation of Somerville High School presented as a part of the Feasibility Study submission in accordance with the MSBA Module 3 Guidelines, as produced by Symmes, Maini & McKee Associates, and its consultants. Certain supplemental components from the Owner’s Project Manager (OPM) – PMA Consultants, are included.

3.3 Preferred Schematic Report

Preferred Schematic Report shall include the following:

- OPM certification of completeness & conformity – *Complete. Note that the OPM certification states that supplemental information is forthcoming that provides a modified “4B” Preferred Option. This additional information arrived at MSBA on June 8-9, 2016. All comments in the following review are based on the original submittal and the supplemental information. Based on the content in the interim submittal, in the District’s response to these review comments, the MSBA requires the District / design team to provide MSBA a complete record copy (hard copy and electronic) of the Preferred Schematic Report (“PSR”) that incorporates all content and all updated material.*
- Table of Contents – *Complete.*
- Introduction – *Complete.*
- Evaluation of Existing Conditions – *Complete. Refer to comments shown in italics.*
- Final Evaluation of Alternatives – *Complete. Refer to comments shown in italics.*
- Preferred Solution – *Complete. Refer to comments shown in italics.*
- Local Actions and Approval Certification – *Complete.*

¹ The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA’s guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project’s planning process or plans and specifications.

3.3.1 Introduction

- Overview of the process undertaken since submittal of the Preliminary Design Program that concludes with submittal of the Preferred Schematic Report, including any new information and changes to previously submitted information. *Provided.*
- Summary of updated project schedule, including:
 - Projected MSBA Board of Directors Meeting for approval of Project Scope and Budget Agreement. *Noted as January 25, 2017.*
 - Projected Town/City vote for Project Scope and Budget Agreement. *City funding authorization is noted as the November 8, 2017 ballot.*
 - Anticipated start of construction. *Notice to Proceed date is scheduled for March 15, 2018.*
 - Target move in date. *Noted as Aug 31, 2020 (phase 1), Aug 29, 2022 (phase 2), Aug 28, 2023 (phase 3), and final completion in November 2023.*
- Summary of the final evaluation of existing conditions. *Provided.*
- Summary of final evaluation of alternatives. *Provided. Final evaluation of alternatives includes 3 addition / renovation options (2A, 3 and 4B). As noted above, the District's fourth and final preferred option is 4B "Modified", which is a reduced version of option 4B.*
- Summary of District's preferred solution. *Provided.*
- A copy of the MSBA Preliminary Design Program project review and corresponding District response. *Provided.*

3.3.2 Evaluation of Existing Conditions

Describe any changes resulting from new information that informs the conclusions of the evaluation of the existing conditions and its impact on the final evaluation of alternatives. If changes are substantive, provide an updated Evaluation of Existing Conditions and identify as final. Identify additional testing that is recommended during future phases of the proposed project and indicate when the investigations and analysis will be completed.

Provided, with the following comments:

- *Please include in the schedule submitted with the schematic design, the timeline associated with obtaining Massachusetts Historical Commission ("MHC") approval prior to construction bids. The District should keep the MSBA informed of any decisions and/or proposed actions and should confirm that the proposed project is in conformance with Massachusetts General Law 950, CRM 71.00.*
- *As noted in the PDP review, the submittal notes the existence of two 15,000 gallon underground fuel oil storage tanks and a 1,000 gallon underground diesel oil storage tank, and various residual soil contamination from multiple fuel oil spills in the boiler room and other areas. Potential sources are listed including coal ash and clinkers, and fuel oil burner discharge at the existing chimney. MSBA notes that all costs associated with abatement of contaminated soil from any source, and abatement of underground storage tanks must be itemized in the cost*

estimates for the following Schematic Design submittal as ineligible for MSBA reimbursement.

- *Although previous renovation/addition projects at this facility weren't funded by the State, the MSBA notes that the 1986 vocational & field house addition is being considered for extensive renovation, and the 2006 medical suite addition, 2014 auditorium, kitchen/cafeteria renovation are being demolished. In its response to the MSBA review of the PDP submittal, the District described why the preferred option represents the most appropriate and cost effective solution in addressing the educational needs of the facility. In addition, the design team described intent to evaluate salvaging newer components of the existing auditorium. Please provide the findings of this evaluation in the Schematic Design submittal.*

3.3.3 Final Evaluation of Alternatives

Include at least three potential alternatives, with at least one renovation and/or addition option. Include the following for each alternative where appropriate:

- An analysis of each prospective site including natural site limitations, building footprint(s), athletic fields, parking areas and drives, bus and parent drop-off areas, site access, and surrounding site features. *Provided.*
- Evaluation of the potential impact that construction of each option will have on students and measures recommended to mitigate impact. *Provided.*
- Conceptual architectural and site drawings that satisfy the requirements of the education program. *Provided.*
- An outline of the major building structural systems. *Provided.*
- The source, capacities, and method of obtaining all utilities. *Provided.*
- A narrative of the major building systems. *Provided.*
- A proposed total project budget and a construction cost estimate using the Uniformat II Elemental Classification format (to as much detail as the drawings and descriptions permit, but no less than Level 2). *Provided.*
- Permitting requirements and associated approval schedule. *Provided.*
- Proposed project design and construction schedule including consideration of phasing. *Provided.*
- Completed Table 1 – MSBA Summary of Preliminary Design Pricing spreadsheet. *Provided.*

The Final Evaluation of Alternatives provided by the District reported the following:

- *Option 2A is an addition / renovation option that is roughly 58% renovation and 42% new construction, totaling 390,000 square feet in area. Project costs for this option total \$319m. Although it meets the needs of the educational program, it does not address the District's concerns regarding travel time between spaces, separates the Career Technical Education ("CTE") functions from academic spaces, and requires a more disruptive construction phasing schedule as compared to the preferred option.*
- *Option 3 is an addition / renovation option that is roughly 65% renovation and 35% new construction, totaling 406,290 square feet in area. Project costs for this option total \$329m. This option also meets the needs of the educational program,*

but it does not address the District's concerns regarding travel time between spaces, does not address the separation between the lower level and upper floors, separates the CTE functions from academic spaces, and requires a more disruptive construction phasing schedule as compared to the preferred option.

- *The preferred Option 4B "Modified" is an addition / renovation option that is roughly 22% renovation and 78% new construction, totaling 373,373 square feet in area. Project costs for this option total \$256m (the previous Option 4B totaled 402,664 square feet in area and had a project cost of \$352m). Option 4B "Modified" has the greatest percentage of new construction compared to the other addition / renovation options. The submittal notes that the agencies that come with the co-location of the CTE programs with the academic programs represent a distinct advantage and better support the school's educational program plan compared to options 2A and 3. It is has a more compact form, therefore reducing travel time between classes. Option 4B "Modified" includes stabilization of the original 1895 and 1914 portions of the existing building. The City intends to renovate this 1895/1914 building separate from this MSBA funded school project, and it will no longer function as a part of the high school facility. All portions of the 1929 additions will be demolished except the D Wing / Media Center building (this building will be renovated and repurposed as auditorium and CTE functions). The 1986 CTE / field house building will be extensively renovated with additions to include updated CTE spaces, the new Next Wave / Full Circle ("NWFC") area, the renovated field house, new administrative areas, kitchen and cafeteria commons, media center and classrooms. The 2006 community medical suite addition will be demolished and this function will be relocated in the new construction portion of the building. Option 4B "Modified" is five stories above ground and 1 story ("lower level") partially below ground. The northern portion of the site includes a one-story below ground parking garage with a synthetic sport field above; the sports field level corresponds with the lower level floor.*

Additional comments:

- *The higher percentage of new construction in the preferred Option 4B "Modified" reportedly reduces disruption of the occupied building during construction and reduces phasing requirements. However, the costs indicated for swing space and the construction schedules don't indicate an advantage for this option which is consistently \$765k and 5.5 years for the 3 options. Please elaborate on this part of the comparison of these options in the District's response to these comments.*
- *In the following Project Scope and Budget submittal, MSBA will require the design team to describe in detail the extent that stabilization of the original 1895 and 1914 portions of the existing building is included in the proposed scope of work for this MSBA funded project, including the construction and project costs of this work.*

- *The submittal notes that a variance for height and setback restrictions will be filed with the City at the beginning of the Design Development phase. Please clarify the extent that this (nonprofit educational) facility is required to comply with Somerville zoning requirements, why this task isn't performed earlier in the schedule, and how any potential required modifications to the design may affect the project schedule. Zoning approval milestones, if required, should be included in any future project schedules.*

3.3.4 Preferred Solution – Provide the following:

- **Educational Program**

- Summary of key components and how the preferred solution fulfills the educational program. *Provided, with the following comments:*
 - *A revised Educational Program was provided to MSBA on June 6, 2016 that includes revisions based on discussions with DESE regarding the NWFC and CTE programs, and comments to the original program made in the MSBA PDP review. MSBA understands that discussions regarding these programs are ongoing and any further input from these agencies should be included in a subsequent revision, if necessary.*
 - *The updated PSR submittal noted in Section 3.3 should include a narrative that describes objectives in the educational program (e.g. space needs, adjacencies) that the preferred option 4B Modified cannot meet. Confirm that these compromises in the design are acceptable to the District.*
 - *The Educational Program notes that the District offers three sections of physical education each block, in the equivalent of three basketball courts. Refer to Attachment B for additional comments regarding the proposed physical education spaces.*
- Proposed variances to, and benefits of, any changes to the current grade configuration (if any) and a related transition plan. *Provided. Proposed grade configuration changes include the addition of the NWFC programs.*

- **Preferred Solution Space Summary**

- Updated MSBA Space Summary spreadsheet – *Refer to detailed comments in 'Attachment B'.*
- Itemization and explanation of variations from the initial space summary (and MSBA review) included in the Preliminary Design Program. *Provided.*

- **Preliminary NE-CHPS or LEED-S scorecard**

- Completed scorecard and a statement from the Designer. *Provided. The District has noted a goal to achieve 58 points using the USGBC LEED V-4 scorecard, including 10 points in EA Credit "Optimize Energy Performance."*

- **Building Plans**
 - Provide conceptual floor plans of the preferred solution, in color that are clearly labeled to identify educational spaces. *Provided, with comments as follows:*
 - *The floor plan includes a parking garage and two community related spaces (Somerville City Cable and the Cambridge Health Alliance Health Center). These spaces will be excluded from funding by MSBA in the following Project Scope and Budget phase of the feasibility study.*
 - *MSBA notes a proposed elevated running track over the gymnasium that is not included in the space summary spreadsheet. The MSBA will not prohibit the District from including this feature in the proposed project provided that all costs associated with this work are segregated in each subsequent cost estimate and the schedule of values associated with the construction contract. All associated costs are ineligible for reimbursement.*

- **Site Plans** – Provide clearly labeled site plans of the preferred solution including, but not limited to: *Provided.*
 - Structures and boundaries
 - Site access and circulation
 - Parking and paving
 - Zoning setbacks and limitations
 - Easements and environmental buffers
 - Emergency vehicle access
 - Safety and security features
 - Utilities
 - Athletic fields and outdoor educational spaces (existing and proposed)
 - Site orientation

- **Budget** – Provide an overview of the Total Project Budget and local funding including the following *Provided:*
 - Estimated total construction cost.
 - Estimated total project cost
 - Estimated funding capacity
 - List of other municipal projects currently planned or in progress
 - District’s not-to-exceed Total Project Budget
 - Brief description of the local process for authorization and funding of the proposed project
 - Estimated impact to local property tax, if applicable
 - Completed MSBA Budget Statement

- **Schedule** – Provide an updated project schedule including the following projected dates:
 - Massachusetts Historical Commission Project Notification Form. *Noted as December 21, 2015 and March 16, 2016.*
 - MSBA Board of Directors meeting for approval to proceed into Schematic Design. *Noted as July 20, 2016.*

- MSBA Board of Directors meeting for approval of project scope and budget agreement and project funding agreement. *Noted as January 25, 2016.*
- Town/City vote for project scope and budget agreement. *Noted as November 8, 2016.*
- Design Development submittal date. *Noted as July 6, 2017.*
- MSBA Design Development Submittal Review (include required 21-day duration). *Noted as July 6 to 26, 2017 (21 calendar days).*
- 60% Construction Documents submittal date. *Noted as October 26, 2017.*
- MSBA 60% Construction Documents Submittal Review (include required 21-day duration). *Noted as October 26 to November 15, 2017 (21 calendar days).*
- 90% Construction Documents submittal date. *Noted as February 15, 2018.*
- MSBA 90% Construction Documents Submittal Review (include required 21-day duration). *Noted as February 15 to March 7, 2018 (21 calendar days).*
- Anticipated bid date/GMP execution date. *Noted as April 19, 2018 / June 14, 2018.*
- Construction start. *Noted as March 5, 2018.*
- Move-in date. *Noted as Aug 31, 2020 (phase 1), Aug 29, 2022 (phase 2), Aug 28, 2023 (phase 3), and final completion in November 2023.*
- Substantial completion. *Not included, provide in the following submittal.*

3.3.5 Local Actions and Approvals to include:

- Certified copies of the School Building Committee meeting notes showing specific submittal approval vote language and voting results, and a list of associated School Building Committee meeting dates, agenda, attendees and description of the presentation materials. *Provided.*
- Signed Local Actions and Approvals Certification(s):
 - Submittal approval certificate. *Provided.*
 - Grade reconfiguration and/or redistricting approval certificate (if applicable). *Provided on June 13, 2016 in response to the MSBA cursory review.*
- Provide the following to document approval and public notification of school configuration changes associated with the proposed project: *Provided. The certification stated that a local voting process is not necessary for the proposed change in location for the NWFC programs.*
 - A description of the local process required to authorize a change to the existing grade configuration or redistricting in the district. *Not applicable.*
 - A list of associated public meeting dates, agenda, attendees and description of the presentation materials. *Provided.*
 - Certified copies of the governing body (e.g. School Building Committee) meeting notes showing specific grade reconfiguration and/or redistricting, vote language, and voting results if required locally. *Meeting notes are provided. However, as noted above, a local voting process is not necessary for the proposed change in location for the NWFC programs.*

- A certification from the Superintendent stating the District's intent to implement a grade configuration or consolidate schools, as applicable. The certification must be signed by the Chief Executive Officer, Superintendent of Schools, and Chair of the School Committee. *Provided.*

Facilities Assessment Subcommittee ("FAS") meeting:

Additional observations regarding the District's Preferred Solution were discussed in the June 15, 2016 FAS meeting, including:

- *The District and design team provided MSBA with a complete supplemental package that includes all material modified after submission of the Preferred Schematic Report. This information has been considered in MSBA's review of the submittal, and should be included in the complete PSR submittal update noted in Section 3.3 (as noted in that section, the MSBA requires that as a part of the District's response to these review comments, the District / design team provide MSBA a complete record copy (hard copy and electronic) of the Preferred Schematic Report ("PSR") that incorporates all content and all updated material.*
- *The Project Scope and Budget submittal should include a copy of the educational program including any updates based on the latest discussions with DESE and MSBA.*
- *Please note that as the project progresses into the schematic design phase, the Project Scope and Budget submittal will require that the cost estimate and associated total project budget are based on the schematic design plans included in the submittal. The MSBA will not accept a reconciliation based on proposed "value engineering" items that are not fully incorporated in the design.*
- *The District / OPM will notify MSBA in regards to any SPED and Chapter 74 review comments from DESE.*
- *The District and design team provided the FAS committee with assurance that the scope and budget for the latest Preferred Option is realistic and will be consistent in the following phase of the feasibility study submittal.*

END

Attachment 'B' –Module 3 Preferred Schematic Report Space Summary Review

District: City of Somerville

School: Somerville High School

Submittal Due Date: June 2, 2016

Submittal Received Date: June 7, 2016

Review Date: June 7-16, 2016

Reviewed by: K. Brown, J. Jumpe

The Massachusetts School Building Authority (the “MSBA”) has completed its review of the space summary produced by SMMA and its consultants. This review involved evaluating the extent to which the Somerville High School’s proposed space summary conforms to the MSBA guidelines and regulations.

The MSBA considers it critical that the City and their Designers aggressively pursue design strategies to achieve compliance with the MSBA guidelines for all proposed projects in the new program and strive to meet the gross square footage allowed per student and the core classroom space standards, as outlined in the guidelines. The MSBA also considers its stance on core classroom space critical to its mission of supporting the construction of successful school projects throughout the Commonwealth that meet current and future educational demands. The MSBA does not want to see this critical component of education suffer at the expense of larger or grander spaces that are not directly involved in the education of students.

As noted in the Preliminary Design Program (“PDP”) review comments, the previous review was based on the submitted new construction option. The following review is based on the District’s preferred option 4B “Modified” which is a combination of both new and renovated construction, explaining the discrepancies between the District’s proposed spaces in the previous and current reviews. The final MSBA determination of compliance with MSBA space guidelines in subsequent submittals will vary (in part) on the extent that the proposed spaces are located either in existing construction, substantially renovated existing construction, or new construction. MSBA will expect spaces located in new or substantially renovated areas to be compliant with MSBA space standards.

As a comprehensive high school where students rotate their schedule between core academic and Career Technical Education (“CTE”) spaces, the design enrollment used in each category of the evaluation below is determined by the agreed upon design enrollment, modified for each category to reflect the anticipated number of students in that area. Portions of the building will be used either by students in the CTE rotation, in the academic rotation, or, in some areas, by the entire school population. The proposed space summary also includes 75 students in a Next Wave/Full Circle (“NWFC”) program that are substantially separate from the general school population. This population is indicated in the SPED category.

As detailed below, the Full Time Equivalent (“FTE”) student enrollment in the academic rotation is 1,387, the total population of the High School without the NWFC is 1,515, the

CTE population is based on the remaining 128 students, and the total population of the High School including the NWFC students is 1,590.

Finally, note that the NWFC area and general SPED population spaces are evaluated separately, and non-Chapter 74 spaces for the general population are evaluated separately from the Chapter 74 approved CTE spaces.

Spaces	Used by	Enrollment Used	Guidelines	PSR	Difference from guidelines	Difference from PDP
Core Academic Spaces	FTE / Academic Equivalent	1,387	65,080	65,966	+886	-3,614
General Special Education (exclusive of NWFC)	Total Population without NWFC	1,515	16,110	11,116	-4,994	-329
Special Education (NWFC students only)	NWFC only	75	8,068*	8,068	-	-446
Art and Music	FTE / Academic Equivalent	1,387	8,200	9,462	+1,262	-1,658
Chapter 74 CTE spaces	NA	NA	49,335*	49,335	-	-5,605
Non-Chapter 74 Voc Tech Program	FTE / Academic Equivalent	1,387	16,000	9,825	-6,175	+1,575
Health and Physical Education	Total Population without NWFC	1,515	24,684	39,829	+15,145	+7,779
Media Center	FTE / Academic Equivalent	1,387	8,569	7,500	-1,069	-
Auditorium and Drama	Total Population without NWFC	1,515	10,400	10,800	+400	-
Dining and Food Service	Total Population without NWFC	1,515	12,148	11,935	-213	-203
Medical	Total Population without NWFC	1,515	1,310	1,310	-	-
Administration and Guidance	Total Population without NWFC	1,515	5,678	10,922	+5,244	-730
Custodial and Maintenance	Total Population w/ NWFC	1,590	2,818	2,418	-400	-644
Other	NA	NA	-	2,400	+2,400	-6,614
Total Building Net	Total NSF of the Building		228,400	240,886	+12,486	-10,489
Total Gross	Total NSF + 50%		342,600	373,373	+30,773	-3,690
Grossing Factor	NA		1.50	1.55	0.05	+0.05

**MSBA does not have guidelines for these categories, proposed areas are shown instead in order to calculate allowable building net and gross guidelines area totals.*

The MSBA notes that the proposed Academic / non-CTE programs based on capacity generating spaces in those areas has an overall utilization rate of 90.0% using the 1,387 FTE equivalent enrollment. This utilization rate is an increase from 88.7% proposed for the PDP submittal due to reduction in area of the photography / darkroom, and resulting elimination of this function as a capacity generating space. The MSBA also notes that the proposed program based on all capacity generating spaces for the total population

without NWFC has an overall utilization of 82.3% using an enrollment of 1,515. This utilization rate is an increase from 78.9% proposed for the PDP submittal due to elimination of 2 CTE programs and consolidation of the barbering program into the cosmetology program.

Instructional spaces considered to be non-capacity generating due to their specific design requirements are indicated within each category below.

The MSBA review comments are as follows:

- **Core Academic** – The City is proposing a total of 65,966 net square feet (“nsf”) in this category which is 886 nsf above the MSBA guidelines using a FTE academic equivalent enrollment of 1,387. The proposed area has decreased by 3,614 nsf since the PDP submittal. *This overage is mainly due to the addition of a lecture hall/mini-theater (2,500 nsf), and a language lab (1,100 nsf), and is partially offset by the elimination of one classroom. Note that the lecture hall and language lab are not included in the capacity generating calculation described above. The District provided clarification regarding anticipated utilization rates of these spaces in the response to the MSBA PDP review comments, and reduced the area in this category as noted. MSBA will review the proposed project in the following phase of the feasibility study for programmatic needs that vary from the MSBA guidelines, areas that exceed programmatic needs, and associated eligibility for funding.*
- **Special Education** – For this review, the special education category is divided into two sections; general special education, and the NWFC programs. As noted on the space summary provided, the combined area in this category totals 19,184 nsf.
The City is proposing 11,116 nsf of general special education which is 4,994 nsf under MSBA guidelines for the enrollment of 1,515. This area has decreased by 329 nsf since the PDP submittal. The City is also proposing 8,068 nsf for the NWFC program which was included in the Other category in the PDP submittal. This category has decreased by 446 nsf since the PDP submittal. *Please note that the Special Education programming is subject to approval by the Department of Elementary and Secondary Education (“DESE”). Formal approval of the City’s proposed Special Education programming by the DESE is a prerequisite for executing a Project Funding Agreement with the MSBA.*
- **Art and Music** – The City is proposing a total of 9,462 nsf in this category which is 1,262 nsf over the MSBA guidelines using a FTE academic equivalent enrollment of 1,387. The proposed area has decreased by 1,658 nsf since the PDP submittal. *This overage is partially due to the addition of an art computer lab (1,200 nsf), a photography/dark room (412 nsf), and an additional orchestra space (1,500 nsf). These additions are partially offset by elimination of one art room (1,200 nsf) and the ensemble room (200 nsf). Note that the band, orchestra, and chorus spaces are not included in the capacity generating calculation described above. The District provided clarification regarding anticipated utilization rates of these spaces in the response to the MSBA PDP review*

comments, and reduced the area in this category as noted. MSBA will review the proposed project in the following phase of the feasibility study for programmatic needs that vary from the MSBA guidelines, areas that exceed programmatic needs, and associated eligibility for funding.

- **Ch. 74 CTE** – The City is proposing a total of 49,335 nsf in this category. The proposed area has decreased by 5,605 nsf since the PDP submittal. *Please note that the Chapter 74 CTE programs are subject to approval by DESE. DESE’s agreement with the City’s proposed CTE program is a prerequisite for executing a Project Funding Agreement with the MSBA.*
- **Non-Ch. 74 Voc-Tech** – The City is proposing a total of 9,825 nsf in this category which is 6,175 below the MSBA guidelines using a FTE academic equivalent enrollment of 1,387. The proposed area has increased by 1,575 nsf since the PDP submittal. *This category includes a 1,800 nsf Large Group Instruction room and a 1,200 nsf broadcast studio. Provide clarification regarding the use, curricula offered and anticipated utilization rates of these spaces. Explain why the Large Group Instruction room is now indicated in the Voc-Tech category rather than the Core Academic category, and describe the extent that the broadcast studio space functions as an educational space and differs from the Somerville City Cable spaces listed in the Other category. If the curriculum offerings and utilization of this broadcast studio does not match the rate of other capacity generating spaces, it may be categorized as a non-educational community space and ineligible for MSBA funding.*
- **Health and Physical Education** – The City is proposing a total of 39,829 nsf in this category which exceeds the MSBA guidelines by 15,145 nsf using a total population without New Wave / Full Circle enrollment of 1,515. The proposed area has increased by 7,779 nsf since the PDP submittal (which was based on the new construction option). *Based on the design enrollment and schedule, the MSBA accepts three additional 3,000 nsf PE stations totaling 9,000 nsf for an adjusted allowable area of 33,684 nsf. As a result, the proposed area for this category exceeds MSBA adjusted guidelines by 6,145 nsf. The MSBA notes that there is a 5,000 nsf elevated walking track that is not included in the space summary as net area which must be itemized for all project costs in the Project Scope and Budget submittal. The elevated walking track will be considered ineligible for MSBA funding. MSBA will review the proposed project in the following phase of the feasibility study for programmatic needs that vary from the MSBA guidelines, areas that exceed programmatic needs, and associated eligibility for funding.*
- **Media Center** – The City is proposing a total of 7,500 nsf in this category which is 1,069 nsf below the MSBA guidelines using a FTE academic equivalent enrollment of 1,387. The proposed area has not changed since the PDP submittal. *The MSBA takes no issue with the proposed area in this category.*

- **Auditorium/ Drama** – The City is proposing a total of 10,800 nsf in this category which is 400 nsf over the MSBA guidelines using a total population without NWFC enrollment of 1,515. The proposed area has not changed since the PDP submittal. *This overage is due to a stage that is 400 nsf larger than MSBA guidelines. Because this space is located in the renovated 1929 portion of the existing building, the MSBA accepts this variation to the guidelines.*
- **Dining and Food Service** - The City is proposing a total of 11,935 nsf in this category which is below the MSBA guidelines by 213 nsf using a total population without NWFC enrollment of 1,515. The proposed area has decreased by 203 nsf since the PDP submittal. *The MSBA takes no issue with the proposed area in this category.*
- **Medical** – The City is proposing a total of 1,310 nsf in this category which meets the MSBA guidelines using a total population without NWFC enrollment of 1,515. The proposed area has not changed since the PDP submittal. *The MSBA takes no issue with the proposed area in this category.*
- **Administration and Guidance** – The City is proposing a total of 10,922 nsf in this category which exceeds the MSBA guidelines by 5,244 nsf using a total population without NWFC enrollment of 1,515. The proposed area has decreased by 730 nsf since the PDP submittal. *The proposed spaces in excess of MSBA standards include 4 House Master's Suites totaling 3,300 nsf, an 825 nsf CTE Director Office Suite, various supervisory / spare offices totaling 1,000 nsf, a Meditation Waiting Room, Meditation Room, Mediation Office suite totaling 760 nsf, and a 1,200 nsf ELL Welcome Center. Need and utilization of these areas in excess of MSBA standards is described in the most current educational program. Note that the 5,244 nsf area in this category in excess of MSBA space guidelines may be considered ineligible for MSBA funding, pending evaluation of the District's Schematic Design submittal (in the following submittal please provide nsf information for individual rooms within each of the four House Master Suites, the Supervisory/Space Office, and the CTE Director Office Suite).*
- **Custodial and Maintenance** – The City is proposing a total of 2,418 nsf in this category which is below the MSBA guidelines by 400 nsf using a total population including NWFC enrollment of 1,590. The proposed area has decreased by 644 nsf since the PDP submittal. *Although the MSBA currently takes no issue with the proposed area in this category, the District and design team should continue to work with facility maintenance staff in the subsequent schematic design phase to ensure that the recycling room/trash area, which was eliminated from the space summary, provides adequate storage for materials and movement of collection bins to a central dumpster area.*
- **Other** –The City is proposing a total of 2,400 nsf in this category which exceeds the MSBA guidelines by 2,400 nsf. The proposed area has decreased by 6,614 nsf since the PDP submittal due to the relocation of the NWFC spaces from Other into the SPED category. *Proposed areas in this category include the 300 nsf*

school store, the 1,000 nsf Somerville City Cable suite and the 1,100 nsf Somerville Health Alliance Health suite. The MSBA does not object to including these functions in the proposed project. However, these areas will be considered ineligible for MSBA reimbursement.

- **Total Building Net Floor Area** – The City is proposing a total of 240,886 nsf in this category which exceeds the MSBA guidelines by 12,486 nsf using the design enrollment figures in each category as described. The proposed area has decreased by 10,489 nsf since the PDP submittal. *After adjusting the MSBA guidelines in the Health and Physical Education category as noted above, allowable Total Building Net Floor Area is 237,400 nsf. Therefore, the proposed Total Building net Floor Area exceeds the adjusted MSBA guidelines by 3,486 nsf. In the response to these review comments, the District should address the items in each category above. Based on the response and in the subsequent phase of the study, the MSBA will review the proposed project for programmatic needs that vary from the MSBA guidelines, areas that exceed programmatic needs, and associated eligibility for funding.*
- **Total Building Gross Floor Area** – The City is proposing a total of 373,373 gsf in this category which exceeds the MSBA adjusted guidelines by 17,273 gsf (using the adjusted total allowable net square feet of 237,400 described above and a 1.5 multiplier for the grossing factor). The proposed area has decreased by 3,690 nsf since the PDP submittal. *This excessive area is due to the proposed grossing factor of 1.55 which is .05 higher than the MSBA standards. MSBA notes that although the building may require additional gross area due to existing building limitations, the proposed project is 78% new construction. The District and design team are encouraged to continue to look for efficiencies in the new construction areas of the floor plan to reduce the grossing factor (without sacrificing vital functions such as storage). In the District's response to these review comments, provide separate data regarding the grossing factor in the existing building and new construction portions of the proposed project. Update this information in the following Project Scope and Budget submittal.*

Please note that upon moving forward into subsequent phases of the proposed project, the Designer will be required to confirm in writing, with each submission, that the design remains in accordance with the MSBA guidelines and that they have not deviated from the allowable gross square footage and educational program approved in the previous submittals.