



Parker Middle School Building Project

School Building Committee // January 15, 2026



Agenda

- // Item 1: Call to Order
- // Item 2: Approval of Meeting Minutes
- // Item 3: Approval of Monthly Project Invoices
- // Item 4: Schedule Overview & School Committee Meeting Update
- // Item 5: Review of Ranking of Design Options Scored by Committee Members
- // Item 6: **VOTE** to Shortlist of Design Options to Be Studied During the PSR Phase
- // Item 7: **VOTE** to Authorize LeftField and Ai3 to Submit the PDP to the MSBA
- // Item 8: Update on Evaluation of Existing Conditions
- // Item 9: Public Comment
- // Item 10: Adjournment



<http://parkermsproject.com>



Schedule Overview & School Committee Meeting Update

Anticipated Action Items

Schedule Look Ahead

 No school
 School Bldg Committee
 Community Forum
 Professional Team
 School Committee
 MSBA Submission

January

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

S	M	T	W	T	F	S
5	6	7	1	2	3	4
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Jan. 13-14 SBC Action Item
 // Complete Eval. Matrix
 // Send to Leftfield

Jan. 15 SBC Mtg & Action Item
 // Select Options for PSR
 // Approve Submission

Jan. 20 SC Meeting
 // Confirm Enrollment
 Option(s) for PSR

Jan. 22 PDP Submission to MSBA

Feb. 2-25 Ai3 Action Items
 // Continued development of
 PSR Options

Feb. 12 Ai3 Action Items
 // Likely to receive MSBA PDP
 review comments

Feb. 26 Ai3 Action Items
 // PDP review comments likely
 due back to MSBA

Feb. 26 SBC Mtg
 // Overview of PSR
 // Update on Options

Mar. 5 Community Forum (TBD)
 // Completion of PDP Phase
 // Overview of PSR Phase
 // Review of Options

Mar. 11 Ai3 Action Items
 // Begin estimating of PSR
 Options

Mar. 19 SBC Mtg
 // Update on Options
 // Update on Report Progress

Apr. 8 Ai3 Action Items
 // PSR Cost Estimates Available

Apr. 9 Community Forum (TBD)
 // Optional Forum

Apr. 16 SBC Mtg & Action Item
 // Select Preferred Option
 // Approve Submission

Apr. 29 PSR Submission to MSBA

School Committee Meeting Update

Educational Program Review Comments & Endorsement



ENDORSEMENT

// On January 6, 2026, the Chelmsford School Committee endorsed the Educational Program for inclusion in the PDP Submission to the MSBA

// Additionally, the School Committee unanimously endorsed strong support for a 4-6 grade configuration

*Chelmsford Educational Program
Contents (85+ pages)*

Parker Middle School Educational Program

MODULE 3: PRELIMINARY DESIGN PROGRAM

Table of Contents

1. INTRODUCTION
2. GRADE & SCHOOL CONFIGURATION POLICIES
3. CLASS SIZE POLICIES
4. SCHOOL SCHEDULING METHODS
5. TEACHING METHODOLOGY AND STRUCTURE
6. TEACHER PLANNING
7. PROFESSIONAL DEVELOPMENT
8. PRE-KINDERGARTEN
9. KINDERGARTEN
10. LUNCH PROGRAMS
11. TECHNOLOGY INSTRUCTION POLICIES AND PROGRAM REQUIREMENTS
12. MEDIA CENTER/LIBRARY
13. VISUAL ARTS PROGRAMS
14. PERFORMING ARTS PROGRAMS
15. PHYSICAL EDUCATION AND WELLNESS
16. SPECIAL EDUCATION
17. VOCATIONS AND TECHNOLOGY PROGRAMS
18. TRANSPORTATION POLICIES
19. FUNCTIONAL AND SPATIAL RELATIONSHIPS AND KEY ADJACENCIES
20. SECURITY AND VISUAL ACCESS REQUIREMENTS
21. TYPICAL DAY AND WEEK IN THE LIFE OF A STUDENT



Review of Design Options

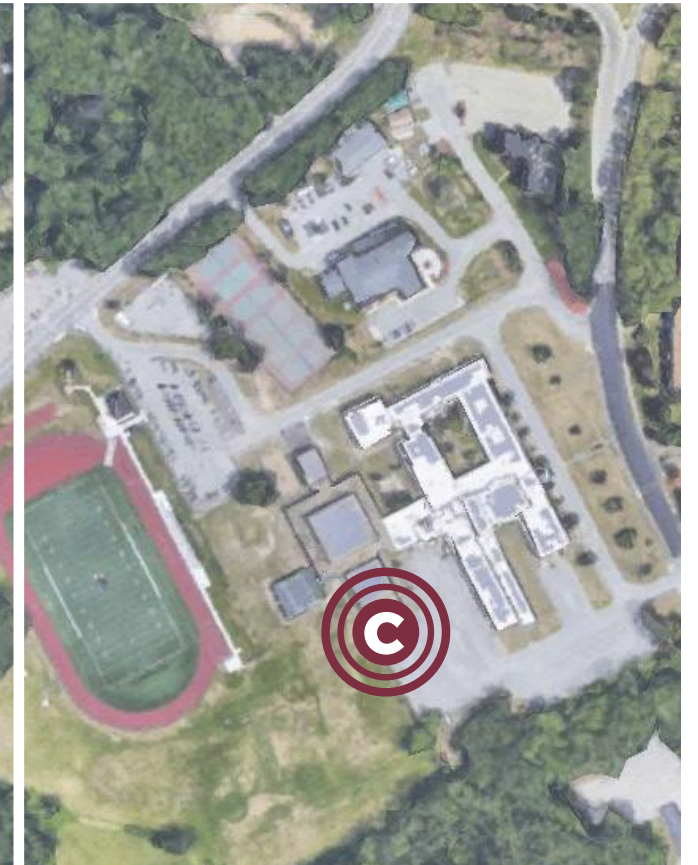
// Rankings

// Vote to Shortlist Options for PSR

// Vote to Submit PDP







Summary of Options for PDP Submission

SITE A (CURRENT PARKER MS SITE)							SITE B (GRANITEVILLE FIELDS)			SITE C (MCCARTHY MS FIELDS)		
X1 CODE	A1 ADD/RENO			A2 NEW CON.			B1 NEW CON.			X2 CODE	C1 ADD	NEW
	A1.1 (5-6)	A1.2 (4-6)	A1.3 (5-8)	A2.1 (5-6)	A2.2 (4-6)	A2.3 (5-8)	B1.1 (5-6)	B1.2 (4-6)	B1.3 (5-8)			



Project Evaluation Matrix RESULTS







DOES THE OPTION...

		SITE A (CURRENT PARKER MS SITE)						SITE B (GRANITEVILLE FIELDS)			SITE C (MCCARTHY MS FIELDS)			
		X1 CODE X1 (5-6)	A1 ADD/RENO A1.1 (5-6) A1.2 (4-6) A1.3 (5-8)			A2 NEW CON. A2.1 (5-6) A2.2 (4-6) A2.3 (5-8)			B1 NEW CON. B1.1 (5-6) B1.2 (4-6) B1.3 (5-8)			X2 CODE X2 (5-8)	C1 ADD NEW C1.3(a,b) (5-8) C2.3 (5-8)	
			A1.1 (5-6)	A1.2 (4-6)	A1.3 (5-8)	A2.1 (5-6)	A2.2 (4-6)	A2.3 (5-8)	B1.1 (5-6)	B1.2 (4-6)	B1.3 (5-8)		C1.3(a,b) (5-8)	C2.3 (5-8)
EDUCATIONAL PROGRAM 	...provide a sufficient 21st century edu. environment?	13	25	25	24	37	39	37	37	39	37	14	23	35
	...fulfill key aspects identified during visioning ?	14	22	25	23	27	39	30	31	39	34	14	20	31
	...allow for team teaching and collaboration ?	14	24	25	23	37	39	36	37	39	37	14	23	37
	...include resources for special education, ELL, and student support ?	14	24	28	26	36	39	36	35	39	36	15	25	36
	...have connections to the outdoors ?	20	25	25	25	38	39	35	37	37	34	18	24	26
	...create parity across the district?	19	21	28	25	29	38	31	30	38	30	23	27	31
COMMUNITY & ACCESS 	...optimize community use ?	14	23	25	25	32	39	35	30	35	31	15	23	28
	... improve access to the site?	15	24	24	24	38	39	34	33	32	28	13	17	19
	...optimize resources for community use?	13	23	25	25	33	38	34	31	32	32	14	21	27
	...enhance safety and security on site?	19	28	28	28	38	39	39	38	38	36	21	26	32
	...improve service/delivery/access & operations ?	14	23	24	24	35	37	32	32	35	33	17	22	25
ENVIRONMENTAL IMPACT 	...meet criteria outlined in the site selection matrix ?	19	25	27	27	31	39	31	28	33	29	16	21	23
	...maintain open space for recreational use ?	24	28	27	27	31	32	27	21	22	18	27	21	16
	...minimize the need for additional field sites ?	30	26	25	25	31	30	25	18	17	16	27	22	20
	...support the goals established in Chelmsford's Climate Action Plan ?	18	20	20	20	38	38	38	38	38	38	20	25	36
CONSTRUCT. PHASING 	...require phased-occupied construction?	20	22	22	22	30	30	29	30	30	29	20	22	24
	... minimize impact to recreation fields during construction?	27	21	22	22	20	21	18	13	14	13	26	18	17
	...allow for on site parking during construction?	21	21	20	20	30	30	28	28	29	28	19	17	15
	...include adequate space for construction staging?	22	24	24	22	33	33	31	33	34	33	21	18	18
	...minimize construction duration ?	23	17	14	14	38	37	27	36	36	28	24	15	21
ENERGY EFFICIENCY 	...provide the most energy efficient solution , thus minimizing long-term operating costs?	13	18	18	18	38	39	39	38	39	39	15	21	39
	...provide the best opportunity for net-zero energy?	13	18	18	18	39	39	35	37	37	37	14	17	38
	...align academic wings in the most ideal solar orientation?	13	21	21	21	38	38	37	38	38	37	13	22	32
COST 	...maximize the available MSBA grant reimbursement funding?	13	16	19	19	33	38	32	27	30	28	14	20	31
	...maximize utility rebates & incentives ?	15	21	21	22	38	38	36	38	38	38	16	23	34
	...satisfy the educational program and spatial requirements cost effectively (no excess)?	13	21	22	23	29	39	30	28	37	28	15	25	27
	...satisfy the need for 50+ years ?	14	20	22	23	26	38	34	27	38	37	15	24	33
	...provide the highest potential success at both the Town Meeting vote & ballot vote ?	16	20	25	20	27	38	20	24	31	21	14	17	18
TOTAL SCORE		483	621	649	635	930	1,022	896	873	944	865	494	599	769

Project Evaluation Matrix

RESULTS - Rankings

DOES THE OPTION...

		SITE A (CURRENT PARKER MS SITE)						SITE B (GRANITEVILLE FIELDS)			SITE C (MCCARTHY MS FIELDS)			
		X1 CODE X1 (5-6)	A1 ADD/RENO			A2 NEW CON.			B1 NEW CON.			X2 CODE X2 (5-8)	C1	
			A1.1 (5-6)	A1.2 (4-6)	A1.3 (5-8)	A2.1 (5-6)	A2.2 (4-6)	A2.3 (5-8)	B1.1 (5-6)	B1.2 (4-6)	B1.3 (5-8)		C1.3(a,b) (5-8)	C2.3 (5-8)
EDUCATIONAL PROGRAM 	...provide a sufficient 21st century edu. environment?	MSBA Req'd	MSBA Req'd	4	5	3	1	2	37	39	37	14	23	35
	...fulfill key aspects identified during visioning ?			31	39	34	14	20	31					
	...allow for team teaching and collaboration ?			37	39	37	14	23	37					
	...include resources for special education, ELL, and student support ?			28	26	36	39	36	35	39	36	15	25	36
	...have connections to the outdoors ?			25	25	38	39	35	37	37	34	18	24	26
...create parity across the district?	28			25	29	38	31	30	38	30	23	27	31	
COMMUNITY & ACCESS 	...optimize community use ?			25	25	32	39	35	30	35	31	15	23	28
	... improve access to the site?			24	24	38	39	34	33	32	28	13	17	19
	...optimize resources for community use?			25	25	33	38	34	31	32	32	14	21	27
	...enhance safety and security on site?			19	28	28	28	38	39	38	38	36	21	26
	...improve service/delivery/access & operations ?	14	23	24	24	35	37	32	32	35	33	17	22	25
ENVIRONMENTAL IMPACT 	...meet criteria outlined in the site selection matrix ?	19	25	27	27	31	39	31	28	33	29	16	21	23
	...maintain open space for recreational use ?	24	28	27	27	31	32	27	21	22	18	27	21	16
	...minimize the need for additional field sites ?	30	26	25	25	31	30	25	18	17	16	27	22	20
	...support the goals established in Chelmsford's Climate Action Plan ?	18	20	20	20	38	38	38	38	38	38	20	25	36
CONSTRUCT. PHASING 	...require phased-occupied construction?	20	22	22	22	30	30	29	30	30	29	20	22	24
	... minimize impact to recreation fields during construction?	27	21	22	22	20	21	18	13	14	13	26	18	17
	...allow for on site parking during construction?	21	21	20	20	30	30	28	28	29	28	19	17	15
	...include adequate space for construction staging?	22	24	24	22	33	33	31	33	34	33	21	18	18
	...minimize construction duration ?	23	17	14	14	38	37	27	36	36	28	24	15	21
ENERGY EFFICIENCY 	...provide the most energy efficient solution , thus minimizing long-term operating costs?	13	18	18	18	38	39	39	38	39	39	15	21	39
	...provide the best opportunity for net-zero energy?	13	18	18	18	39	39	35	37	37	37	14	17	38
	...align academic wings in the most ideal solar orientation?	13	21	21	21	38	38	37	38	38	37	13	22	32
COST 	...maximize the available MSBA grant reimbursement funding?	13	16	19	19	33	38	32	27	30	28	14	20	31
	...maximize utility rebates & incentives ?	15	21	21	22	38	38	36	38	38	38	16	23	34
	...satisfy the educational program and spatial requirements cost effectively (no excess)?	13	21	22	23	29	39	30	28	37	28	15	25	27
	...satisfy the need for 50+ years ?	14	20	22	23	26	38	34	27	38	37	15	24	33
	...provide the highest potential success at both the Town Meeting vote & ballot vote ?	16	20	25	20	27	38	20	24	31	21	14	17	18
TOTAL SCORE		483	621	649	635	930	1,022	896	873	944	865	494	599	769

Summary of Options for PDP Submission w/ Costs

SITE A (PARKER MS SITE)

CODE



X1 (gr. 5-6)
Base Repair ONLY
±36 months

TOTAL SF
125,745 SF

EST. TOTAL COST:
\$110 mil

ADD/RENO



A1.1 (gr. 5-6)
Add/Reno
±48 months

TOTAL SF
180,900 SF

EST. TOTAL COST:
\$212.3 mil



A1.2 (gr. 4-6)
Add/Reno
±50 months

TOTAL SF
272,000 SF

EST. TOTAL COST:
\$311.1 mil



A1.3 (gr. 5-8)
Add/Reno
±52 months

TOTAL SF
346,000 SF

EST. TOTAL COST:
\$391.8 mil

NEW CONSTRUCTION



A2.1 (gr. 5-6)
New Construction
±32 months

TOTAL SF
168,600 SF

EST. TOTAL COST:
\$196.4 mil



A2.2 (gr. 4-6)
New Construction
±36 months

TOTAL SF
239,000 SF

EST. TOTAL COST:
\$272.6 mil



A2.3 (gr. 5-8)
New Construction
±42 months

TOTAL SF
340,500 SF

EST. TOTAL COST:
\$383.2 mil

SITE C (MCCARTHY MS FIELDS)

CODE



X2 (gr. 5-8)
Base Repair ONLY
±36 months

TOTAL SF
129,005 SF

EST. TOTAL COST:
\$105 mil

ADD/RENO



C1.3a,b (gr. 5-8)
Add/Reno
±58-60 months

TOTAL SF
378-390,000 SF

EST. TOTAL COST:
\$414.8-\$432.2



C2.3 (gr. 5-8)
New Construction
±42 months

TOTAL SF
340,500 SF

EST. TOTAL COST:
\$382.9 mil

NEW CONSTRUCTION



B1.1 (gr. 5-6)
New Construction
±32 months

TOTAL SF
168,600 SF

EST. TOTAL COST:
\$200.8 mil



B1.2 (gr. 4-6)
New Construction
±36 months

TOTAL SF
239,000 SF

EST. TOTAL COST:
\$278.8 mil



B1.3 (gr. 5-8)
New Construction
±42 months

TOTAL SF
340,500 SF

EST. TOTAL COST:
\$392.1 mil

SITE B (GRANITEVILLE FIELDS)

Summary of Options for PDP Submission - Estimated Costs **DRAFT** (see footnotes)

Chelmsford Parker
School Building
Committee

Option	SITE A (CURRENT PARKER MS SITE)							SITE B (GRANITEVILLE FIELDS)			SITE C (MCCARTHY MS FIELDS)			
	CODE	ADD/RENO			NEW CONSTRUCTION			NEW CONSTRUCTION			CODE	ADD/RENO		NEW
	X1	A1.1	A1.2	A1.3	A2.1	A2.2	A2.3	B1.1	B1.2	B1.3	X2	C1.3a	C1.3b	C2.3
Grade Configuration	(5-6)	(5-6)	(4-6)	(5-8)	(5-6)	(4-6)	(5-8)	(5-6)	(4-6)	(5-8)	(5-8)	(5-8)	(5-8)	(5-8)
Demolished SF	-	98,500	98,500	98,500	125,750	125,750	125,750	-	-	-	-	17,220	53,460	-
Total Renovated SF	125,750	27,200	27,200	27,200	-	-	-	-	-	-	129,000	111,780	75,550	-
Total New SF	-	153,700	244,800	318,800	168,600	238,900	340,500	168,600	238,900	340,500	-	267,080	314,680	340,500
Total New SF + Reno SF	125,750	180,900	272,000	346,000	168,600	238,900	340,500	168,600	238,900	340,500	129,000	378,860	390,230	340,500
Est. Duration (months)	± 36	± 48	± 52	± 58	± 32	± 36	± 42	± 32	± 36	± 42	± 36	± 60	± 58	± 42
Building Trade Costs	\$56.7 mil	\$92.4 mil	\$139.9 mil	\$178.3 mil	\$87.7 mil	\$124.2 mil	\$177.1 mil	\$87.7 mil	\$124.2 mil	\$177.1 mil	\$51.5 mil	\$190.3 mil	\$198.4 mil	\$177.1 mil
Site, Building Demo, Haz Mat., Temp. Construction	\$2.9 mil	\$25.5 mil	\$36.4 mil	\$45.2 mil	\$25.2 mil	\$33.5 mil	\$45.7 mil	\$27.8 mil	\$37.2 mil	\$51.0 mil	\$3.2 mil	\$46.6 mil	\$49.2 mil	\$45.5 mil
Phasing, GC's & GR's, Insurance, Estimating Contingency & Escalation	\$25.2 mil	\$48.7 mil	\$69.4 mil	\$86.7 mil	\$44.3 mil	\$60.4 mil	\$83.8 mil	\$45.2 mil	\$61.6 mil	\$85.6 mil	\$26.0 mil	\$91.7 mil	\$95.0 mil	\$83.7 mil
Est. Construction Cost	\$84.8 mil	\$166.6 mil	\$245.7 mil	\$310.2 mil	\$157.2 mil	\$218.1 mil	\$306.6 mil	\$160.7 mil	\$223.0 mil	\$313.7 mil	\$80.7 mil	\$328.6 mil	\$342.6 mil	\$306.3 mil
Cost/SF	\$675/sf	\$921/sf	\$903/sf	\$897/sf	\$932/sf	\$913/sf	\$900/sf	\$953/sf	\$934/sf	\$921/sf	\$626/sf	\$867/sf	\$878/sf	\$900/sf
Soft Costs (25%)	\$21.2 mil	\$41.7 mil	\$61.4 mil	\$77.6 mil	\$39.2 mil	\$54.5 mil	\$76.6 mil	\$40.1 mil	\$55.8 mil	\$78.4 mil	\$20.2 mil	\$82.2 mil	\$85.7 mil	\$76.6 mil
Add for Mod. CRs (10)	\$4.0 mil	\$4.0 mil	\$4.0 mil	\$4.0 mil	N/A	N/A	N/A	N/A	N/A	N/A	\$4.0 mil	\$4.0 mil	\$4.0 mil	N/A
Est. Total Project Cost	\$110 mil	\$212.3 mil	\$311.1 mil	\$391.8 mil	\$196.4 mil	\$272.6 mil	\$383.2 mil	\$200.8 mil	\$278.8 mil	\$392.1 mil	\$105 mil	\$414.8 mil	\$432.3 mil	\$382.9 mil
Alternates														
1. Full Geothermal	N/A	\$10-\$15 mil	\$10-\$15 mil	\$10-\$15 mil	\$10-\$15 mil	\$10-\$15 mil	\$10-\$15 mil	\$10-\$15 mil	\$10-\$15 mil	\$10-\$15 mil	N/A	\$10-\$15 mil	\$10-\$15 mil	\$10-\$15 mil
2. Solar for NZE	N/A	\$5-\$10 mil	\$5-\$10 mil	\$5-\$10 mil	\$5-\$10 mil	\$5-\$10 mil	\$5-\$10 mil	\$5-\$10 mil	\$5-\$10 mil	\$5-\$10 mil	N/A	\$5-\$10 mil	\$5-\$10 mil	\$5-\$10 mil
3. Parker Demo/Abatement (no sitework)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$6 mil	\$6 mil	\$6 mil	N/A	\$6 mil	\$6 mil	\$6 mil
4. Reno McCarthy to Elem. (for gr. 5-8 options only)	N/A	N/A	N/A	\$115 mil	N/A	N/A	\$115 mil	N/A	N/A	\$115 mil	N/A	N/A	N/A	\$115 mil
5. New Elem. School (for gr. 5-6 & or McCarthy)	N/A	\$70-90 mil	N/A	N/A	\$70-90 mil	N/A	N/A	\$70-90 mil	N/A	N/A	N/A	\$70-90 mil	\$70-90 mil	N/A

¹Current reimbursement rate is 52.26 + 4 points for Sustainability + 1.5 points for maintenance = 57.75. Approximate effective reimbursement rate will be calculated for each option during the PSR phase, with a more accurate effective reimbursement rate established during the SD phase.

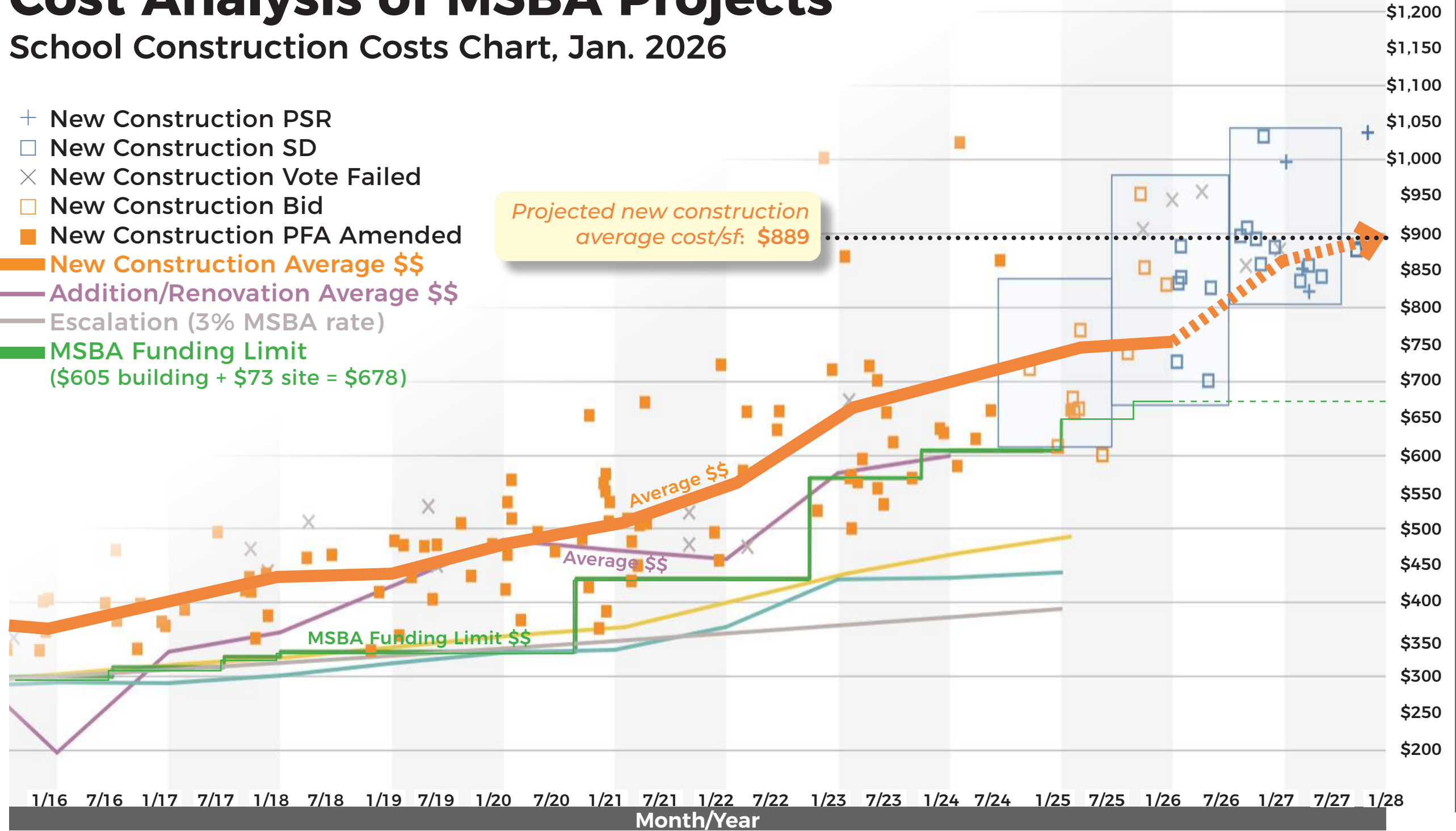
²The costs presented in this PDP estimate are for comparison between the options ONLY. These costs should not be represented as the final project costs as they are based on extremely preliminary info and final costs may vary significantly from the PDP costs once the final design has been completed.

³All options assume a CMR, ch. 149a Delivery Method with construction of early release packages starting Spring 2028 and a GMP executed later that year.

Cost Analysis of MSBA Projects

School Construction Costs Chart, Jan. 2026








- + New Construction PSR
- New Construction SD
- × New Construction Vote Failed
- New Construction Bid
- New Construction PFA Amended
- New Construction Average \$\$
- Addition/Renovation Average \$\$
- Escalation (3% MSBA rate)
- MSBA Funding Limit (\$605 building + \$73 site = \$678)





Massachusetts New Construction Cost/SF

Summary of Options for PSR Phase (SBC Selections)

SITE A (PARKER MS SITE)



CODE	ADD/RENO			NEW CONSTRUCTION		
						
X1 (gr. 5-6) Base Repair ONLY ±36 months	A1.1 (gr. 5-6) Add/Reno ±48 months	A1.2 (gr. 4-6) Add/Reno ±50 months	A1.3 (gr. 5-8) Add/Reno ±52 months	A2.1 (gr. 5-6) New Construction ±32 months	A2.2 (gr. 4-6) New Construction ±36 months	A2.3 (gr. 5-8) New Construction ±42 months
TOTAL SF 125,745 SF	TOTAL SF 180,900 SF	TOTAL SF 272,000 SF	TOTAL SF 346,000 SF	TOTAL SF 168,600 SF	TOTAL SF 239,000 SF	TOTAL SF 340,500 SF
EST. TOTAL COST: \$110 mil	EST. TOTAL COST: \$212.3 mil	EST. TOTAL COST: \$311.1 mil	EST. TOTAL COST: \$391.8 mil	EST. TOTAL COST: \$196.4 mil	EST. TOTAL COST: \$272.6 mil	EST. TOTAL COST: \$383.2 mil

SITE C (MCCARTHY MS FIELDS)

CODE	ADD/RENO
	
X2 (gr. 5-8) Base Repair ONLY ±36 months	C1.3a,b (gr. 5-8) Add/Reno ±58-60 months
TOTAL SF 129,005 SF	TOTAL SF 378-390,000 SF
EST. TOTAL COST: \$105 mil	EST. TOTAL COST: \$414.8-\$432.2


C2.3 (gr. 5-8) New Construction ±42 months
TOTAL SF 340,500 SF
EST. TOTAL COST: \$382.9 mil

SITE B (GRANITEVILLE FIELDS)

NEW CONSTRUCTION		
		
B1.1 (gr. 5-6) New Construction ±32 months	B1.2 (gr. 4-6) New Construction ±36 months	B1.3 (gr. 5-8) New Construction ±42 months
TOTAL SF 168,600 SF	TOTAL SF 239,000 SF	TOTAL SF 340,500 SF
EST. TOTAL COST: \$200.8 mil	EST. TOTAL COST: \$278.8 mil	EST. TOTAL COST: \$392.1 mil

VOTE to Shortlist Design Options for PSR Phase

Module 3, Phase I Approvals for Submission

What is the School Building Committee being asked to **APPROVE**?

PROPOSED VOTE: The School Building Committee recommends the following options continue to be developed and evaluated as part of the Feasibility Study Preferred Schematic Report (PSR)

Options

X1	(Base Repair)
A1.1	(Add/Reno, 5-6)
A1.2	(Add/Reno, 4-6)
A1.3	(Add/Reno, 5-8)
A2.1	(New Con, 5-6)
A2.2	(New Con, 4-6)
A2.3	(New Con, 5-8)

Preliminary Design Program (PDP) Contents

Anticipated Submission Date: January 22, 2026

1,900+
PAGES

3.1.1 // INTRODUCTION

- Project Overview
- Design Enrollment
- Capital Budget Statement
- Project Directory
- Project Schedule

3.1.2 // EDUCATIONAL PROGRAM

- Educational Profile Questionnaire
- Educational Process of Collaboration (Visioning Summary)
- Educational Program

3.1.3 // INITIAL SPACE SUMMARY

- Space Summary Narrative
- Existing Floor Plans
- Space Summaries per Option
- Space Summary Template Deviation

3.1.4 // EVALUATION OF EXISTING CONDITIONS

PARKER MIDDLE SCHOOL & MCCARTHY MIDDLE SCHOOL

- Evaluation of Building Code Compliance
- Accessibility Evaluation
- Architectural Evaluation
- Structural Evaluation
- Electrical Evaluation
- Mechanical Evaluation
- Plumbing Evaluation
- Fire Protection Evaluation
- Technology Evaluation
- Evaluation of Energy Code Compliance
- Hazardous Materials Identification Study

3.1.5 // SITE DEVELOPMENT REQUIREMENTS

- Legal Title of Property
- Availability of Property for Development
- Development Restrictions Investigation

- Historic Relevance
- Site Analysis Narrative
- Site Utilities Narrative
- Site Permitting Narrative
- Site Aerial Survey
- Geotechnical Evaluation/Soils Analysis
- Phase I Environmental Site Assessment Report
- Traffic Impact Analysis
- Alternate Site Options

3.1.6 // PRELIMINARY EVALUATION OF ALTERNATIVES

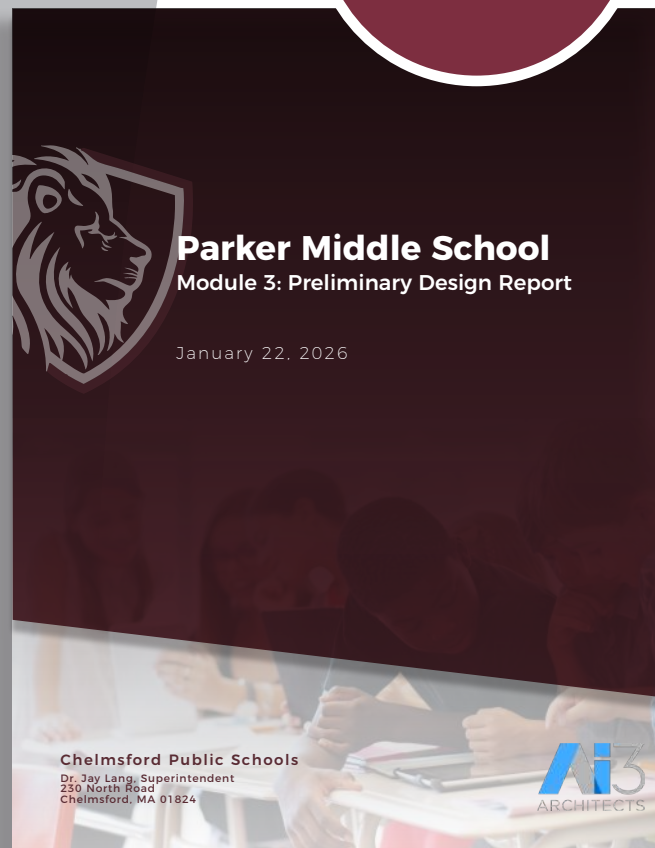
- District Student Distribution Practices
- Tuition Agreements with Adjacent Districts
- Rental/Acquisition of Existing Buildings
- Summary of Conceptual Options
- Conceptual Cost Estimates
- Recommendations for Further Work

3.1.7 // LOCAL ACTIONS & APPROVAL CERTIFICATION

- Local Actions and Approvals Letter
- School Building Committee Agendas & Minutes
- School Committee Minutes
- Community Forum Presentation

APPENDICES

- Contents
- A** Statement of Interest
- B** MSBA Board Action Letters
 - B.1** Invitation to Conduct a Feasibility Study
 - B.2** Designer Selection Approval Letter
- C** Design Enrollment Certification Letter
- D** Phase I Traffic Impact Analysis
- E** Geotechnical Evaluation/Soils Analysis
- F** Phase I Environmental Site Assessment Report
- G** Wetlands Field Report



VOTE to Authorize PDP Submission to the MSBA

Module 3, Phase I Approvals for Submission

What is the School Building Committee being asked to **APPROVE**?

VOTE: The School Building Committee approves and authorizes the Owner's Project Manager to submit the Feasibility Study Preliminary Design Program (PDP) Report to the MSBA for consideration

This VOTE approves continuing the process

DOES NOT INCLUDE:

- // Specific building drawings or designs, at this point
- // Specific site drawings or designs, at this point
- // Town commitment to fund a project, at this point



Update on Eval. of Existing Conditions

Geotechnical Investigation

Parker Middle School Report Summary

// Investigation occurred November 2025

// The purpose of the Phase I Geotechnical Investigation is to provide preliminary foundation design and construction recommendations

// Recommendations:

/ Remove surface topsoil, asphalt, subsoil, buried organic soil and existing fill from proposed building location

/ Support a building on spread footings bearing on structural fill

/ Place exterior footings at a min. depth of 4' below the final exterior grade to protect against frost

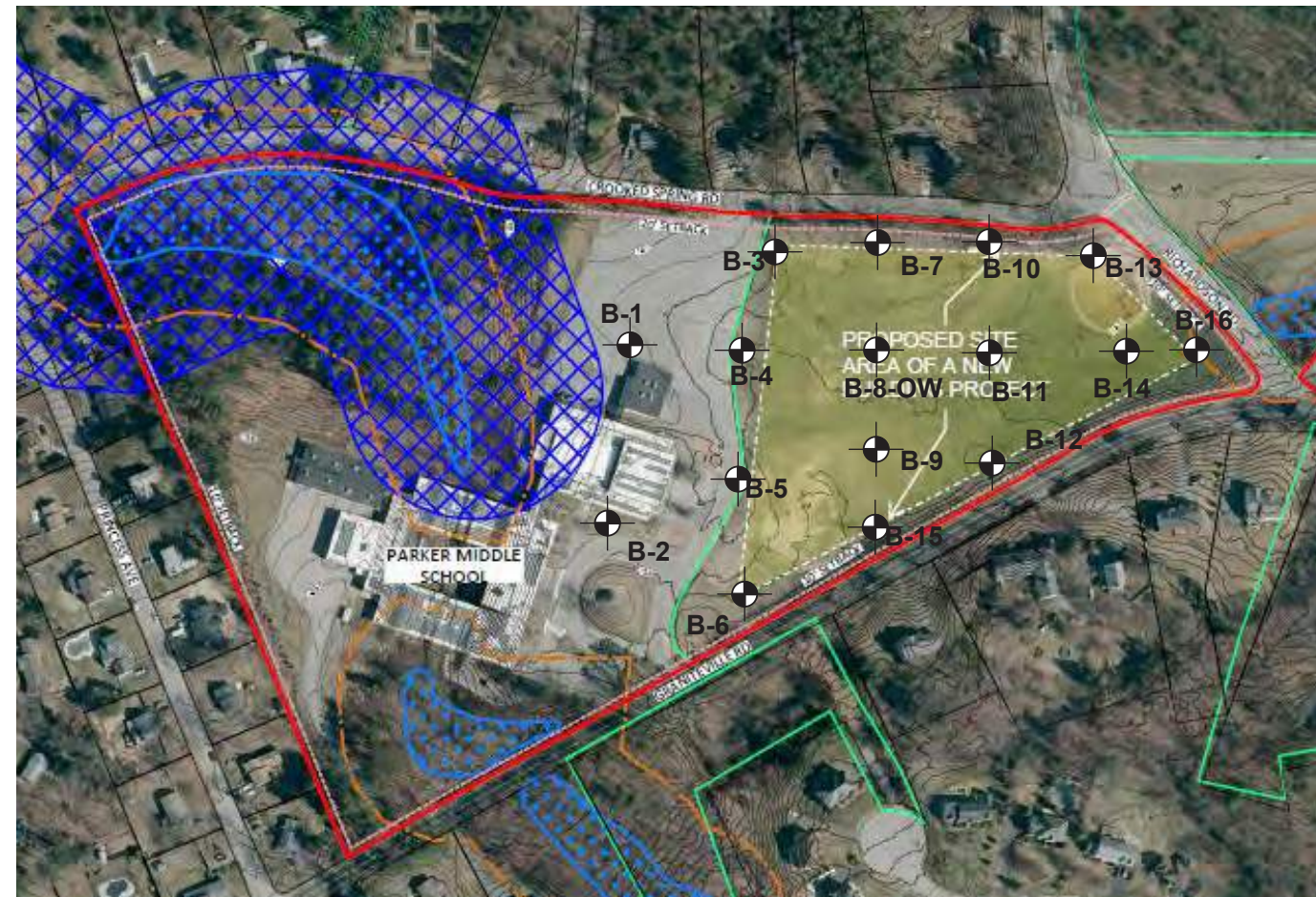
/ Anticipate total settlement of 1 inch

/ Floor slabs should be slabs-on-grade

/ Assess whether under-slab drainage is necessary once a finished floor elevation has been established

/ Perimeter drains are recommended

// For future phases, perform additional explorations at the site, including borings, test pits, and observation wells



Locations of Phase I Borings

Soils Investigation

Parker Middle School Report Summary

// Investigation occurred November 2025

// A Phase I Soils Characterization/
Investigation is required as part of the
MSBA's Module 3 Feasibility Study

// Results:

/ Contaminated soil (acetone) was
identified at two boring locations:

- B-6
- B-9

/ Locations coincide with a temporary
"haul" road that was likely used during
construction of Route US-3

// Recommendations:

/ Additional testing will be performed
over the next two weeks to determine
the extent of the impacted soil

/ Next steps will be determined once the
test results are received (late January)



Locations of Phase I Borings Overlaid on Historic Aerial from 1963

Hazardous Materials Inspection

McCarthy Middle School Report Summary

// Investigation occurred Dec. 15 - Dec. 19

// Overview of Findings:

/ Asbestos Containing Materials (ACM) present, but contained/non-friable

/ Lead paint assumed to exist, but contained/non-friable

/ Light fixtures were labeled "No PCBs"
Other electronics assumed to contain mercury

/ Old caulking assumed to have PCBs

/ Indoor airborne mold levels considered low compared to outdoor sample

/ It is recommended that additional radon testing be performed throughout the school & mitigation systems be installed

// Cost estimates include removal/disposal of accessible ACM, other hazardous material, and an allowance for removal of any hidden materials that may be found during renovation or demolition

Asbestos Containing Materials

Sample (20 of the 59 samples tested positive)	% ACM
Sink coatings	5%
Interior door & window glazing caulking	2%
Pipe insulation at stage closet	35%-80%
9"x9" vinyl floor tile and mastic	5%
Hidden vinyl floor tile	5%
Old framing caulking	2%-3%
Ext. expansion joint caulking	3%

Estimated Remediation Costs

Hazardous Material	Approx. Quantity	Cost Estimate (\$)
Multiple layers of vinyl floor tile and mastic	80,000 sf	\$560,000.00
Sinks	7 total	\$2,100.00
Interior Doors	62 total	\$24,800.00
Interior Windows	250 total	\$125,000.00
Pipe & Hard Joint Insul.	100 lf	\$5,000.00
Hidden Pipe & Hard Joint Insulation	Unknown	\$100,000.00
Demo to Access ACM	10,000 sf	\$20,000.00
Chalkboards/Tackboards	180 total	\$90,000.00
Misc. Hazardous Materials	Unknown	\$50,000.00
Tubes in Light Fixtures	Unknown	\$75,000.00
Wood Flooring, Paper/Mastic	9,000 sf	\$135,000.00
Rubber Flooring over ACM	2,300 sf	\$34,500.00
Exterior Materials		\$1,965,000.00
Est. Costs for Inspection, Design, Construction, Monitoring, Air Sampling		\$313,600.00
Total Estimated Cost		\$3,500,000.00

Environmental Site Assessment (Phase I)

McCarthy Middle School Report Summary

- // The ESA is a report conducted by an environmental scientist that identifies potential environmental risks, hazards, and contamination on a property
- // It investigates historical use, site conditions, and samples, if needed
- // Recognized Environmental Conditions (RECs) associated with McCarthy MS site:
 - / Potential presence of asbestos containing material (ACM) and lead-based paint in building
- // Recommendations:
 - / Additional work is not recommended at this time; if a project were to occur, recommend taking soil samples

GANEY SCIENCE

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

230-250 North Road, Chelmsford, Massachusetts
Project No. 2612142

Prepared for:
LKB
ENGINEERING
Syosset, New York

Environmental Science & Planning | Providence, Rhode Island

1935

Middlesex Village

Golden Pond

M S Pa

Chelmsford

1 1.5

Middle School
DRTH RD
CHELMSFORD, MA 01824
CLIENT: GANEY SCIENCE

8198307 - 4 page 22

INQUIRY #: 8198307.8
YEAR: 1983
= 500'

EDR

Upcoming Events & Activities

PDP Submission

THURSDAY

**JAN 22,
2026**

**Full report submitted
to the MSBA**



Massachusetts School
Building Authority

SBC Meeting (TBD)

THURSDAY

**FEB 26,
2026**

**Chelmsford Public
Schools (230 North Rd)
@ 6:00 pm**

Reviews & approvals
required for PDP
Submission



**STAY
INFORMED**

**Parker School
Building Project
Website**





Questions?

Thank you