District: Concord-Carlisle
School Name: Concord-Carlisle Regional High School
Recommended Category: Preferred Schematic
Date: July 27, 2011

Recommendation:

That the Executive Director be authorized to approve the Concord-Carlisle Regional School District, as part of its Invitation for Feasibility Study, to proceed into schematic design to replace the existing Concord-Carlisle Regional High School on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution to replace the existing school with the construction of a new Concord-Carlisle Regional High School on the existing site.

District Information	
District Name:	Concord-Carlisle Regional School District
Elementary Schools:	N/A
Middle Schools:	N/A
High School:	Concord-Carlisle Regional High School (9-12)
Priority School Name:	Concord-Carlisle Regional High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1961
Total Square Footage:	233,800
Additions:	Facilities added, renovations in 1964 and 1973, and building envelope reconstruction to portions of the facility in 1992
Acreage of Site:	90 acres
Building Issues:	The District identified deficiencies in the following areas: - Envelope; - Structural (seismic upgrades needed); - Mechanical systems; - Electrical systems; - Plumbing systems; - Fire protection systems; - Security systems; - Roof; and - Accessibility In addition to the physical plant issues, the District reported overcrowding and that the sprawling facility does not support its educational plan.
Original Design Capacity:	Unknown
2010-2011 Enrollment:	1,208
Agreed Upon Enrollment:	1,225
Enrollment Specifics:	The District and MSBA have reached a mutually agreed upon design enrollment of 1,225 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study:	September 29, 2010

Preferred Schematic Authorization:	July 27, 2011
Project Scope & Budget Authorization:	District is targeting Board Authorization on September 28, 2011
Reimbursement Rate Before Incentives:	31.00%

Consultants	
Owner's Project Manager:	KV Associates, Inc.
Designer:	OMR Architects, Inc.

Discussion

The existing Concord-Carlisle Regional High School is a sprawling, 233,800 square-foot campus-style facility with five one-story buildings and two two-story buildings built in 1958. Upgrades and additions were completed in 1964 and 1973, and there was some building envelope reconstruction in 1992. The District identified numerous deficiencies in the Statement of Interest. Renovation of the existing structure was reported to require complete system upgrades and extensive structural and architectural upgrades to meet the requirements of the current building code and to support the District's educational program. The existing facility is located on a large site that affords the opportunity to build a new school adjacent to the existing school while not disturbing current programs or requiring substantial swing space.

In conjunction with the design team, the District performed a comprehensive assessment of the existing conditions and the existing educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its design team initially studied 10 preliminary options that included six addition/renovation configurations and four alternatives for new construction, including:

Option	Description
1	**No Build –** Repair building systems as required to address deficiencies. No major adjustments to educational spaces. Did not address educational needs.
2	**Full Renovation/Minor Additions –** Connect buildings and leave educational spaces largely intact.
3	**Full Renovation/Major Additions –** Infill courtyard with new "Info Commons." Begin creating a more compact campus.
4	**Full Renovation/Major Additions –** Expand scope of Option 3 to address more educational deficiencies.
5	**Minor Renovation/Major Addition –** All new core academic spaces with renovation of the gym and arts / auditorium spaces.
6	**Minor Renovation/Major Addition –** All new core academic spaces with renovation of the cafeteria and arts / auditorium spaces.
7	**Phased New Building (3 Phases) –** Build half of new school south of existing school and half over existing footprint.
8	**Phased New Building (3 Phases) –** Build half of new school south of existing school and half over existing footprint (variation of Option 7).

9	**Phased New Building (1 or 2 Phases)** – Create compact configuration located northwest of existing school.
10	**New Building –** Similar to Option 9 with modified space configuration.

The District and the MSBA met and discussed a number of additional potential solutions for consideration in the final evaluation of alternatives and how they relate to the MSBA's guidelines. The MSBA and the District also discussed the District's proposal to incorporate additional health and physical education spaces to support its existing extracurricular athletic program. The District presented to the MSBA Facilities Assessment Subcommittee on May 11, 2011. Based on project meetings with MSBA staff and feedback from the MSBA Facilities Assessment Subcommittee, the District and its design team investigated six additional or modified preliminary options described below:

Option	Description
6R1	**Full Renovation/Major Addition –** All new core academic spaces with renovation of auditorium / arts, cafeteria, and lower gym.
12	**New Building –** Four-story building located northwest of existing building.
13	**New Building –**Similar to Option 12 except located south of existing building.
14A	**New Building/Renovated Health & PE –** Four-story building south of existing building. Renovate upper and lower gyms.
14B	**New Building/Partially Renovated Health & PE –** Four-story building south of existing building. Renovate lower gym.
14C	**New Building/Adjacent Alternate –** Four-story building south of existing building. An adjacent new structure to house additional square footage for extra-curricular athletic program that can be established as an alternate.

Upon further review, MSBA staff and the District agreed to three options for further development and consideration in the final evaluation of options, including an addition/renovation option and two new construction options. The District has selected a new construction option, Option 14C, as the preferred solution to proceed into schematic design. The District prefers Option 14C for the following reasons:

- Shortest anticipated construction duration;
- More efficient layout, better program adjacencies, and optimal site location and orientation; and
- Least impact to students due to elimination of the need for swing space.

MSBA staff agreed to allow a limited amount of space within the proposed new building for community radio and television stations that are located in the existing facility, as well as a small office dedicated to the District's adult education program. In addition to these spaces, the District's preferred solution includes an adjacent structure to house the District's extracurricular athletic program. All costs associated with the limited extracurricular and community spaces within the main building and the new 14,600 square-foot adjacent structure for the District's existing extracurricular athletic program will be the sole responsibility of the District and will not be eligible for reimbursement by the MSBA. The District believes that Option 14C best meets the needs of the District's educational program, supports its existing extracurricular programs, and

produces an energy-efficient facility that addresses the deficiencies identified in the Statement of Interest.

Summary of Preliminary Design Pricing

Option (Description)	Enrollment (Grades)	Total Gross SF	SF of Renovated Space (Cost/SF)	SF of New* Construction (Cost/SF)	Estimated Total Construction (Cost/SF)
Option 6R2: Add/Reno with new core academic spaces & renovation of auditorium / arts, cafeteria, and lower gym.	1,225 (9-12)	240,278 sf	62,550 sf ($275/sf)	177,728 sf ($330/sf)	$75,803,934 ($315/sf)
Option 14B: New school plus renovation of existing health and physical education space beyond MSBA participation	1,225 (9-12)	242,100 sf	16,275 sf ($271/sf)	225,825 sf ($306/sf)	$73,431,420 ($303/sf)
Option 14C: New school, including extracurricular spaces and a separate, adjacent structure beyond MSBA participation**	**1,225 (9-12)**	**240,600 sf**	**None**	**240,600 sf ($306/sf)**	**$73,503,776 ($306/sf)**

** Includes site and demolition as applicable.*
***** District's Preferred Option.***

MSBA staff have reviewed the conclusions of the Feasibility Study, all subsequent submittals, and the enrollment data with the District and found:

1) All initial paperwork required has been processed, including an executed Initial Compliance Certification, the composition of the School Building Committee, and the enrollment information.

2) MSBA has completed an enrollment projection and has reached a mutual agreement with the District for a design enrollment of 1,225 students for the Concord-Carlisle Regional High School.

3) MSBA reviewed the Feasibility Study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred solution is reasonable and cost effective and meets the needs identified by the District.

4) An operational budget for educational objectives and a capital budget have been submitted to the MSBA for review.

5) The District's schematic design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the schematic design submittal prior to a Project Scope and Budget Agreement.

6) The MSBA will participate in a project that includes space that meets MSBA guidelines. The proposed facility includes spaces that are deemed ineligible for reimbursement including a radio station, television station, and adult education office. This area is limited and is understood to be completely outside the participation of the MSBA.

7) The MSBA will not participate in the adjacent structure identified as an alternate to the project. The approximately 14,600 square foot facility for health and physical education will be the full responsibility of the District and shall not be eligible for reimbursement.

8) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Concord-Carlisle Regional School District be approved to proceed into schematic design to replace the existing school with a new school that meets MSBA guidelines, with certain spaces that are ineligible for MSBA reimbursement.