District: Southern Worcester County Regional Vocational School District
School Name: Bay Path Regional Vocational Technical High School
Recommended Category: Preferred Schematic
Date: July 27, 2011

Recommendation:

That the Executive Director be authorized to approve the Southern Worcester County Regional Vocational School District, as part of its Invitation to Feasibility Study, to proceed into schematic design for the renovation and addition of the Bay Path Regional Vocational Technical High School. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred addition and renovation solution at the existing Bay Path Regional Vocational Technical High School.

District Information	
District Name:	Southern Worcester County Regional Vocational School District
Elementary Schools:	0
Middle Schools:	0
High School:	Bay Path Regional Vocational Technical High School
Priority School Name:	Bay Path Regional Vocational Technical High School
Type of School:	High School that serves the communities of Auburn, Charlton, Dudley, N. Brookfield, Oxford, Paxton, Rutland, Spencer, Southbridge, and Webster.
Grades Served:	9-12
Year Opened:	1972
Total Square Footage:	198,000
Additions:	none
Acreage of Site:	91 acres
Building Issues:	The District noted deficiencies in the following areas: - Structural supports coated in asbestos; - Brick walls; - HVAC; - Fire alarm system; - Accessibility; and - Roof In addition to the physical plant issues, the District reported severe overcrowding, and antiquated science labs.
Original Design Capacity:	N/A
2010-2011 Enrollment:	1,077
Agreed Upon Enrollment:	1,110
Enrollment Specifics:	The District and MSBA have reached a mutually agreed upon design enrollment of 1,110 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study:	July 29, 2009
Preferred Schematic Authorization:	July 28, 2011
Project Scope & Budget Authorization:	District is targeting Board Authorization in January 2012

Consultants	
Owner's Project Manager:	Heery International, Inc.
Designer:	Kaestle Boos Associates, Inc.

Discussion

The existing Bay Path Regional Vocational Technical High School is a 198,000 square-foot, two-story facility that was built in 1972 on a 91-acre site. Limited new construction and moderate renovations have taken place since the original construction of the building. The building has been well maintained and is structurally sound. Much of the focus of the past projects has been on the general maintenance of the facility. There are a number of inadequate spaces and outdated building systems within the building that continue to constrain the District's delivery of its desired educational program.

In conjunction with the design team, the District performed a comprehensive assessment of the existing conditions and the existing educational program of the Bay Path Regional Vocational Technical High School and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its design team evaluated a no-build benchmark option plus three viable options as shown in Table 1. The no-build benchmark option is limited to isolated repairs and will not satisfy the needs of the District's educational program, whereas the remaining three options, two renovation/addition options and one new construction option, all would result in a code compliant facility that addresses educational and building deficiencies.

Table 1 – 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)
No-Build Benchmark: Isolated repairs only	1,110 (9-12)	198,500 sf	198,500 $101/sf	None	$20,092,000 $101/sf
Option 1 – Add/Reno with three major additions	1,110 (9-12)	248,940 sf	197,290 sf $162/sf	51,650 sf $311/sf	$47,922,983 $192/s.f
Option 2 – Add/Reno with two major additions	1,110 (9-12)	**248,970 sf**	**197,290 sf $162/sf**	**51,680 sf $309/sf**	**$47,723,924 $192/sf**
Option 3 – New School	1,110 (9-12)	260,225 sf	None	260,225 sf $271/sf	$67,358,020 $271/sf

** Includes site costs as applicable.*
*** District's preferred option.*

Option 1 includes two major L-shaped, two-story additions at the southwest and northwest corners of the building and a single-story addition to the northeast side of the building. This option provides all required educational programs, reorganizes the Shop, Administration, and Special Education areas, and allows for more natural light. Some of the deficiencies of this Option include phasing; disruption to the educational schedule; separation of the science rooms and general classrooms; and traffic concerns.

The District has selected a two-story addition/renovation option, Option 2, as the preferred option to proceed into schematic design. Option 2 includes a major two-story addition to the front of the building and a single-story addition to the northeast side of the building. This option relocates general classroom spaces and "related" rooms to the building's hexagonal core and reclaims the wings for shop space. Natural light will be brought into the upper level core area through an enclosed atrium, and light tubes will bring natural light to the main level core area. The two-story addition to the front of the building supports the required educational program by adding general use classrooms, science rooms, and shops. This Option represents the most cost effective solution that meets the District's educational program and proposes to produce an energy-efficient facility that addresses the deficiencies identified in the Statement of Interest.

Option 3 is the construction of a new facility to replace the existing facility, but the District is not further considering this Option because of its estimated cost.

MSBA staff reviewed and discussed the options and corresponding space summaries with the District and the designer to better understand which educational program is most beneficial and efficient for the Southern Worcester County Regional Vocational School District in accordance with MSBA guidelines.

The MSBA has 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 Certificate of Compliance, 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 of a design enrollment of 1,110 students for the Bay Path Regional Vocational Technical 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 option 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.

Based on the review outlined above, staff recommends that the Southern Worcester County Regional Vocational School District be approved to proceed into schematic design for an addition and renovation project at the existing Bay Path Regional Vocational Technical High School.