District: Berkshire Hills Regional School District
School Name: Monument Mountain Regional High School
Recommended Category: Preferred Schematic
Date: February 19, 2025

Recommendation

That the Executive Director be authorized to approve the Berkshire Hills Regional School District (the "District"), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Monument Mountain Regional High School with a new facility serving students in grades 9-12 on the site of the existing school. MSBA staff has reviewed the Feasibility Study and accepts the District's Preferred Schematic.

District Information	
District Name	Berkshire Hills Regional School District
Elementary School(s)	Muddy Brook Regional Elementary School (PK-4)
Middle School(s)	W.E.B. Du Bois Regional Middle School (5-8)
High School(s)	Monument Mountain Regional High School (9-12)
Priority School Name	Monument Mountain Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1968
Existing Square Footage	119,640
Additions	N/A
Acreage of Site	50 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Building Envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2024-2025 Enrollment	431 students
Agreed Upon Enrollment	485 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 485 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	April 26, 2023

Preferred Schematic Authorization	February 26, 2025 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on August 27, 2025
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	45.52%

Consultants	
Owner's Project Manager (the "OPM")	Skanska USA Building, Inc
Designer	DiNisco Design, Inc.

Discussion

The existing Monument Mountain Regional High School is a 119,640-square-foot facility located on a 50-acre site, currently serving students in grades 9 through 12. The original school building was constructed in 1968, with no additions or renovations to the facility since then.

The District's priority Statement of Interest ("SOI") identified numerous deficiencies in the existing facility, including outdated mechanical, electrical, and plumbing systems; issues with the building envelope, windows, and roof; and a lack of accessibility compliance. The SOI also notes that existing spaces within the facility are not conducive to supporting the District's educational program.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and its educational program, gathering input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied six (6) preliminary options that included: one (1) code upgrade/base repair, three (3) addition/renovation options, and two (2) new construction options. The following is a detailed list of the preliminary options considered:

Option	**Description of Preliminary Options**
Option 1	Base Repair/ Code Upgrade at the existing Monument Mountain Regional High School with an estimated total construction cost of $92 million and an estimated total project cost of $114.5 million.
Option 2A	Renovation/ Minor Addition at the existing Monument Mountain Regional High School (this option includes a greenhouse) with an estimated total construction cost of $125.5 million and an estimated total project cost of $154 million.
Option 2B	Renovation/ Medium Addition at the existing Monument Mountain Regional High School (this option includes a greenhouse) with an estimated total construction cost of $137.5 million and an estimated total project cost of $168 million.
Option 2C	Renovation/ Major Addition at the existing Monument Mountain Regional High School (this option includes a greenhouse) with an estimated total construction cost of $142 million and an estimated total project cost of $174 million.
Option 3E	New construction at the hill and drop-off / pick-up loop to the west of the existing Monument Mountain Regional High School (this option includes a greenhouse) with an estimated total construction cost of $140 million and an estimated total project cost of $167.5 million.

Option 3H	New construction at the existing Monument Mountain Regional High School main parking lot (this option includes a greenhouse) with an estimated total construction cost of $142.5 million and an estimated total project cost of $170.5 million.

As a result of this analysis, the District determined that "Option 2A" would not be considered for further evaluation because this option does not meet all the Career/Vocational Technical Education (CVTE) program space requirements and would require reductions to the non-Chapter 74 CVTE program spaces. Therefore, the District determined that this option does not align with the District's educational program and eliminated it from further consideration.

The District also determined that "Option 2B" would not be considered for further evaluation due to anticipated lengthy disruptions to the school during construction and the significant costs associated with modular classrooms.

MSBA staff and the District agreed to explore the following four (4) options for further development and consideration in the final evaluation and development of preliminary design pricing, including: one (1) code upgrade/base repair option, one (1) addition/renovation option, and two (2) new construction options, as presented below.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	**Total Gross Square Feet**	**Square Feet of Renovated Space (cost*/sq. ft.)**	**Square Feet of New Construction (cost*/sq. ft.)**	**Site, Building Takedown, Haz Mat. Cost***	**Estimated Total Construction ** (cost*/sq. ft.)**	**Estimated Total Project Costs**
Option 1: Base Repair	119,640	119,640 $575/sq. ft.	N/A	$20,200,098	$88,971,563 $744/sq. ft.	$114,081,000
Option 2C: Renovation/ Addition	149,708	92,993 $728/sq. ft.	56,715 $916/sq. ft.	$16,890,223	$136,520,876 $912/sq. ft.	$169,145,000
Option 3E: New Construction***	***144,250***	***N/A***	***144,250 $791/sq. ft.***	***$22,190,864***	***$136,318,579 $945/sq. ft.***	***$164,813,000***
Option 3H: New Construction	144,250	N/A	144,250 *$802/sq. ft.*	*$22,597,730*	*$138,255,938 $958/sq. ft.*	*$167,070,000*

** Marked up construction costs*
*** Does not include construction contingency*
******District's Preferred Schematic***

The District has selected "Option 3E" as the Preferred Schematic to proceed into Schematic Design, as it best meets the needs of the District's educational program. The District indicated that the proposed design allows for the expansion of the desired number and specific Chapter 74 and Innovative Pathways programs, creates a layout that optimizes desired educational adjacencies, and integrates special education spaces with general academic spaces. Additionally, the District indicated that this option is expected to meet the District's needs for community space and access. Furthermore, "Option

3E" will be designed with a compact footprint, which allows for more open spaces. The proposed building location also achieves the prominent street presence desired by the District.

"Option 1" was not selected by the District because it was determined that this option does not address the District's educational needs or its goal of expanding their Chapter 74 and Innovative Pathways programs. This option is also expected to provide insufficient natural light to all occupied spaces. Furthermore, it would require costly temporary portable buildings to serve as "swing space" during construction and would potentially have a longer construction duration of approximately 48 months.

Although "Option 2" meets the District's educational program, it was determined that this option only partially achieves the desired spatial relationships and educational adjacencies, leading to longer travel times between spaces than desired. Additionally, this option results in a high estimated construction cost, comparable to the new construction option, and a lengthy construction schedule due to the building being occupied for the duration of construction.

"Option 3H" was not selected by the District because its design features an undesirable large building footprint, resulting in longer travel time and distance between spaces. Additionally, its location and massing would potentially result in less of a street presence when compared to other alternatives and the view of the parking lot when approaching the building was considered less than ideal. Furthermore, this option results in a higher estimated total construction cost when compared to the other new construction option, "Option 3E."

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee ("FAS") on January 29, 2025. At that meeting, members of the FAS discussed the following items: appreciation of the District's Educational Program and how it has informed the design; importance of continued input from educators, administrators and other staff as the design develops; opportunity to create more unique inquiry-based learning opportunities for second semester seniors; suggestion to incorporate biosafety cabinets in Science classrooms, if applicable; current and proposed Chapter 74 programs; distribution of Special Education spaces and DESE review process; construction delivery method and schedule; opportunities to engage students in CVTE programs in design and construction process; opportunities to further develop and improve site circulation; consideration of the logistics of maintaining the existing high school facility during construction; site topography and associated constraints; the view of the building from the street and upon approach; building massing and orientation; parking locations; consideration of aesthetic features of the building; interior circulation and indoor/outdoor connections, and, the importance of community outreach and support for the proposed project.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found:

1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's Preferred Schematic is reasonable and cost-effective and meets the needs identified by the District.

2) The MSBA understands that the District is in the process of making a final decision regarding the selection of either Carpentry, Electricity, or Plumbing as part of their Chapter 74 program expansion. Upon the District's decision to incorporate a specific program, the MSBA will

obtain the appropriate documentation related to this program expansion in advance of the District's schematic design submittal.

3) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.

4) The District's Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is to be completed prior to executing a Project Scope and Budget Agreement.

5) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.

6) 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 recommend that the Berkshire Hills Regional School District be approved to proceed into Schematic Design to replace the existing Monument Mountain Regional High School with a new facility serving students in grades 9-12 on the site of the existing school.