District: Old Colony Regional Vocational Technical School District
School Name: Old Colony Regional Vocational Technical High School
Recommended Category: Preferred Schematic
Date: February 19, 2025

Recommendation

That the Executive Director be authorized to approve the Old Colony Regional Vocational Technical School District (the "District"), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Old Colony Regional Vocational Technical 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	Old Colony Regional Vocational Technical School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Old Colony Regional Vocational Technical High School (9-12)
Priority School Name	Old Colony Regional Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1975
Existing Square Footage	104,395 sf
Additions	1986 – Addition to Metal Fabrication & Joining Technology Shop
Acreage of Site	84 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – 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	575 students
2024-2025 Enrollment	554 students
Agreed Upon Enrollment	Study Enrollment includes the following configurations: – 560 students (9-12 as currently configured) – 810 students (9-12 with proposed expansion of Chapter 74 programming) – **Between 560-810 students (9-12 with expansion of Chapter 74 programming) (Preferred Schematic)**

District Information	
Enrollment Specifics	Contingent upon the Board's approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 776 students in grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	August 30, 2023
Preferred Schematic Authorization	On February 26, 2025 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 29, 2025
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	54.16%

Consultants	
Owner's Project Manager (the "OPM")	PMA Consultants, LLC
Designer	HMFH Architects, Inc

Discussion

The existing Old Colony Regional Vocational Technical High School is a 104,395 square-foot facility located on an 84-acre site, currently serving students in grades 9 through 12. The original school building was constructed in 1975 with an addition to the Metal Fabrication & Joining Technology Shop in 1986.

The District's Statement of Interest ("SOI") identified numerous deficiencies in the existing facility associated with outdated mechanical, electrical, and plumbing systems; windows; roofing; and lack of accessibility compliance. The SOI also notes that existing spaces within the facility are not conducive for delivering the District's educational program.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied (43) initial options, all of which include varying scenarios at the existing Old Colony Regional Vocational Technical High School site, and included the following:

- 560 Students: (1) Base Repair Option, (3) Addition/renovation options, and (3) New Construction options.
- 620 Students: (3) Addition/Renovation options, and (6) New Construction options
- 728 Students: (3) Addition/Renovation options, and (6) New Construction options.
- 776 Students: (3) Addition/Renovation options, and (6) New Construction options.
- 810 Students: (3) Addition/Renovation options, and (6) New Construction options.

Although all options considered include proposing a potential project on the existing site in various locations, each of the options includes a variation associated with the domestic water utility. The MSBA understands that these variations have an impact on the building location and include either a

proposal to (1) retain the existing well water utility, (2) install a new well water utility, or (3) establish town water distribution to the building. Upon further evaluation, the District voted to eliminate all the options associated with retaining the existing well water utility or installing a new well water utility.

Based on this decision, the District further developed eight (8) preliminary options that included: one (1) code upgrade/base repair option, two (2) addition/renovation options, and five (5) new construction options. The following is a detailed list of the preliminary options considered.

Option	**Description of Preliminary Options**
Option BR	Code Upgrade/Base Repair Option for grades 9-12 with an enrollment of 560 students at the existing Old Colony Regional Vocational Technical High School; with an estimated total project cost of $143.5 million.
Option AR-2 (728 Student Enrollment)	Addition/Renovation (Town Water) for grades 9-12 with an enrollment of 728 students at the northeast (Site Location 1) of the existing Old Colony Regional Vocational Technical High School; with an estimated total project cost of $311.7 million.
Option AR-2 (776 Student Enrollment)	Addition/Renovation (Town Water) for grades 9-12 with an enrollment of 776 students at the northeast (Site Location 1) of the existing Old Colony Regional Vocational Technical High School; with an estimated total project cost of $316.9 million.
Option NC-1 (560 Student Enrollment)	New Construction (Town Water) for grades 9-12 with an enrollment of 560 students (Site Location 3) adjacent to the existing Old Colony Regional Vocational Technical High School; with an estimated total project cost of $234.7 million.
Option NC-1 (620 Student Enrollment)	New Construction (Town Water) for grades 9-12 with an enrollment of 620 students (Site Location 3) adjacent to the existing Old Colony Regional Vocational Technical High School; with an estimated total project cost of $241.2 million.
Option NC-1 (728 Student Enrollment)	New Construction (Town Water) for grades 9-12 with an enrollment of 728 students (Site Location 3), adjacent to the existing Old Colony Regional Vocational Technical High School; with an estimated total project cost of $269.1 million.
Option NC-1 (776 Student Enrollment)	New Construction (Town Water) for grades 9-12 with an enrollment of 776 students (Site Location 3), adjacent to the existing Old Colony Regional Vocational Technical High School; with an estimated total project cost of $276.6 million.
Option NC-1 (810 Student Enrollment)	New Construction (Town Water) for grades 9-12 with an enrollment of 810 students (Site Location 3), adjacent to the existing Old Colony Regional Vocational Technical High School; with an estimated total project cost of $284.6 million.

Upon further review and analysis, MSBA staff and the District agreed that all eight (8) options would be considered for further development and consideration in the final evaluation and development of preliminary design pricing 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 BR (560 Student Enrollment)	104,395	104,395 $482/sq. ft.	N/A	$29,298,094	$79,631,840 $763/sq. ft.	$134,377,632
Option AR-2 (728 Student Enrollment)	273,750	31,420 $513/sq. ft.	242,330 $692/sq. ft.	$43,427,342	$227,341,980 $830/sq. ft.	$ 304,675,897
Option AR-2 (776 Student Enrollment)	279,462	31,420 $512/sq. ft.	248,042 $688/sq. ft.	$43,593,703	$230,388,257 $824/sq. ft.	$308,733,538
Option NC-1 (560 Student Enrollment)	222,889	N/A	222,889 $720/sq. ft.	$41,560,437	$198,049,093 $888/sq. ft.	$253,477,886
Option NC-1 (620 Student Enrollment)	230,162	N/A	230,162 $693/sq. ft.	$41,650,173	$201,254,617 $874/sq. ft.	$257,700,753
Option NC-1 (728 Student Enrollment)	261,380	N/A	261,380 $670/sq. ft.	$41,919,475	$217,155,994 $831/sq. ft.	$278,189,096
Option NC-1 (776 Student Enrollment)***	***269,792***	***N/A***	***$269,792 $665/sq. ft***	***$42,090,048***	***$221,416,757 $821/sq. ft.***	***$281,206,992***
Option NC-1 (810 Student Enrollment)	278,891	N/A	$278,891 $662/sq. ft.	$42,161,025	$226,909,680 $814/sq. ft.	$290,794,553

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

The District has selected "Option NC-1 (776)", as the Preferred Schematic to proceed into Schematic Design as the District determined that the 776-student enrollment best meets the needs of the District's educational program and allows for the most equitable and desired vocational and academic programming. Specifically, this option was chosen by the District because the proposed design creates appropriate adjacencies for all vocational programs and academic spaces and provides diverse and multi-purpose learning experiences. Furthermore, the proposed construction is anticipated to result in minimal disruption to teaching and learning and will minimize disturbance of the existing fields during construction. Lastly, the proposed design of this option is expected to offer outdoor dining, classrooms and gardens that will be accessible from the first floor of the cafeteria in the courtyard as well as lobby space between the Gymnasium and Steam Wing, which the District indicated is highly desirable.

"Option BR" was not selected by the District because the facility will not meet the needs of the District's educational program. Additionally, the District indicated that this option does not allow for growth or for the desired additional vocational learning clusters, multidisciplinary project areas, or small group room, and breakout spaces for the special educational needs.

"Option AR-2 (728)" and "Option AR-2 (776)" were not selected by the District because the District indicated that these options require a substantial amount of phasing, which is anticipated to not only

extend the timeline of the project but also result in significant disruption to ongoing education during construction and additional costs associated with adding temporary modular classrooms.

“Option NC-1 (560)” and “Option NC-1 (620)” were not selected by the District because both options do not allow for growth or additional Chapter 74 programs and ultimately will not meet the District’s educational goals.

Although “Option NC-1 (728)” and “Option NC-1 (810)” meet the goals of the District’s educational program, these options were not selected by the District because these options do not accommodate the District’s desire to allow for the most equitable and desired make-up of vocational and academic programming in comparison to "Option NC-1 (776)”.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on January 15, 2025. At that meeting, members of the FAS discussed the following items: appreciation of the District’s Educational Program and the updates made since the original submission; distribution of special education spaces and DESE review process; the importance of professional development and adequate dedicated time for collaboration between vocational and academic teachers; number and location of proposed lavatories; proposed second floor location of Art and other programs with proximity to first floor performance/display areas and appropriate floor-to-floor access; appreciation for the relationship between the indoor and outdoor spaces; intention to maintain the nature and rural character of the site; benefits of touring completed facilities for insight and lessons learned as it relates to cafeteria acoustics; opportunities to engage with other vocational schools to understand how students have been involved in various aspects of the projects; using the Educational Program as a resource for community outreach; sustainability and storm water management considerations; and, interdisciplinary opportunities for student involvement during the design and construction process such as creation of a portfolio.

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

3) 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 prior to executing a Project Scope and Budget Agreement.

4) 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.

5) 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 Old Colony Regional Vocational Technical School District be approved to proceed into Schematic Design to replace the existing Old Colony Vocational Technical High School facility and construct a new facility serving grades 9-12 on the site of the existing school.