District: Martha's Vineyard Regional School District
School Name: Martha's Vineyard Regional High School
Recommended Category: Preferred Schematic
Date: August 20, 2025

Recommendation

That the Executive Director be authorized to approve the Martha's Vineyard Regional School District (the "District"), as part of its Invitation to Feasibility Study, to proceed into Schematic Design for an addition and renovation project at the Martha's Vineyard Regional High School, serving students in grades 9-12. MSBA staff has reviewed the Feasibility Study and accepts the District's Preferred Schematic.

District Information	
District Name	Martha's Vineyard Regional School District
Elementary Schools	N/A
Middle Schools	N/A
High School	Martha's Vineyard Regional High School (9-12)
Priority School Name	Martha's Vineyard Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1959
Existing Square Footage	165,000
Additions	1972 - 35,000 square feet for classrooms and shops 1995 - 70,000 square feet for science and art/media
Acreage of Site	90.1 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – 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	417 students
2024-2025 Enrollment	744 students
Agreed Upon Enrollment	805 students serving grades 9-12.
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 805 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	June 21, 2023
Preferred Schematic Authorization	On August 27, 2025 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on February 25, 2026
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	38.74%

Consultants	
Owner's Project Manager (the "OPM")	CHA Consulting, Inc.
Designer	Tappe Architects, Inc.

Discussion

The existing Martha's Vineyard Regional High School is a 165,000 square-foot facility located on a 90.1-acre site, currently serving students in grades 9-12. The original building was constructed in 1959, with an addition of twelve (12) new classrooms and facilities for three CTE programs in 1972 and an addition of twenty-eight (28) new classrooms, a new performing arts center, a new gymnasium, conversion of the old gymnasium into a library, new music rooms, and expansion of the original cafeteria in 1995.

The District's Statement of Interest ("SOI") identified numerous deficiencies in the existing facility related to outdated mechanical, electrical, and plumbing systems; the building envelope; windows; roof; and accessibility issues. The SOI also notes that the existing spaces within the facility are not conducive to 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 nineteen (19) preliminary options that included one (1) code upgrade option, five (5) addition/renovation options, and thirteen (13) new construction options. The following is a detailed list of the preliminary options considered.

Option	**Description of Preliminary Options**
Option R1	Code upgrade at the existing Martha's Vineyard Regional High School facility, with an estimated total project cost range of $197.3-$223.1 million.
Option AR1	Addition/renovation of the existing Martha's Vineyard Regional High School facility, which retains the majority of the 1995 portion, which includes the existing gymnasium and auditorium, and combines with a new 2-story addition with an estimated total project cost range of $355.3-$401.7 million.
Option AR2	Addition/renovation of the existing Martha's Vineyard Regional High School facility, which retains the existing auditorium and combines with a new 2-story addition with an estimated total project cost range of $361.0-$408.1 million.
Option AR3	Addition/renovation of the existing Martha's Vineyard Regional High School facility, which retains the 1959 portion of the building and has an estimated total project cost range of $377.8-$427 million.

Option AR4	Addition/renovation of the existing Martha's Vineyard Regional High School facility, which retains the 1995 portion of the building, which includes the gym, auditorium, and stage, and combines with a 3-story addition with an estimated total project cost range of $377.3-$426.5 million.
Option AR5	Addition/renovation of the existing Martha's Vineyard Regional High School facility, which retains the 1995 portion of the building, which includes the gym and auditorium, and combines with a 2-story addition with an estimated total project cost range of $376.4-$425.5 million.
Option N1	New construction of a 2-story facility on the footprint of the existing Martha's Vineyard Regional High School building, with an estimated total project cost of $364.3-$411.8 million.
Option N2	New construction of a 2-story facility, surrounding and partially on the footprint of the existing Martha's Vineyard Regional High School building, with an estimated total project cost range of $364.2-$411.7 million.
Option N3	New construction of a 2-story facility on the existing athletic fields, prominent to Edgartown Vineyard Haven Road, on the southeast corner of the existing school site, with an estimated total project cost range of $359.1-$406.0 million.
Option N4	New construction of a 2-story facility with a central courtyard layout, on the existing athletic fields, prominent to Edgartown Vineyard Haven Road, on the southeast corner of the existing school site, with an estimated total project cost range of $358.0-$404.7 million.
Option N5	New construction of a 2-story facility prioritizing the adjacencies of the cafeteria and media center for a large commons area, on the existing athletic fields, prominent to Edgartown Vineyard Haven Road, on the southeast corner of the existing school site, with an estimated total project cost range of $358.9-$405.7 million.
Option N6	New construction of a 3-story L-shape facility, on the existing athletic fields, prominent to Edgartown Vineyard Haven Road, on the southeast corner of the existing school site, with an estimated total project cost range of $363.3-$410.7 million.
Option N7	New construction of a 2-story facility with two separate academic wings, on the existing athletic fields, prominent to Edgartown Vineyard Haven Road, on southeast corner of the existing school site, with an estimated total project cost range of $358.5-$405.2 million.
Option N8	New construction of a 2-story facility with centralized science classrooms and CTE programs around a shared courtyard, on the existing athletic fields, prominent to Edgartown Vineyard Haven Road, on southeast corner of the existing school site, with an estimated total project cost range of $358.0-$404.7 million.
Option N9	New construction of a 3-story L-shape facility, in the woodland area on the southwest corner athletic fields of the existing school site, with an estimated total project cost range of $358.7-$405.5 million.

Option N10	New construction of a 2-story facility showcasing the CTE programs along Edgartown Vineyard Haven Road, on southeast corner athletic fields of the existing school site, with an estimated total project cost range of $358.8-$405.8 million.
Option N11	New construction of a 2-story facility with separate program wings spanning outwards from centralized shared programs, such as the Gymnasium, Cafeteria, Media Center, and Administration offices, on southeast corner athletic fields of the existing school site, with an estimated total project cost range of $359.1-$406.0 million.
Option N12	New construction of a 2-story facility with three separate wings for the general classrooms and CTE programs, on the southeast corner athletic fields of the existing school site, with an estimated total project cost range of $359.3-$406.1 million.
Option N13	New construction of a 3-story facility with four wings spanning from a centralized Cafeteria and Media Center, on the southeast corner athletic fields of the existing school site, with an estimated total project cost range of $358.9-$405.7 million.

As a result of this analysis, the District determined that "Option AR3" would not be considered for further evaluation because proposed new construction in such close proximity to the existing building is anticipated to be disruptive to students and teachers, this option would require modular classrooms to be used throughout the construction period, and this option would result in long travel distances across the building. Additionally, classrooms in the renovated portion would be undersized.

The District determined that "Option AR4" would not be considered for further evaluation because proposed new construction in such close proximity to the existing building is anticipated to be disruptive to students and teachers, this option would require modular classrooms to be used throughout the construction period, and this option would result in music classrooms without windows.

The District determined that "Options AR5" would not be considered for further evaluation because proposed new construction in such close proximity to the existing building is anticipated to be disruptive to students and teachers and would require the use of modular classrooms for the entire duration of construction. Additionally, the proposed design included music classrooms without windows, created suboptimal classroom solar orientation, and an isolated CTE wing that would create a disconnect from the rest of the school.

Subsequent to the evaluation of preliminary options, the District determined "Option N1" and "Option N2" would not be considered for further evaluation due to the complex nature for phased construction including the displacement of portions of the existing building, which is anticipated to significantly extend the overall construction schedule. Additionally, the District indicated concerns associated with close proximity to the property line and nearby abutters. Further, these options result in an insufficient entry, music classrooms without windows, and a layout in which the gym and athletic spaces are located far from the athletic field.

The District determined that "Option N4" would not be considered for further evaluation because the physical education spaces, along with the kitchen and cafeteria, are distinctly separated from the

central portion of the school. Additionally, the administrative area is disconnected from the classroom core, which was considered unfavorable by the District.

The District determined that "Option N5" would not be considered for further evaluation because this option isolates the academic wing from the central shared programs, resulting in long travel distances. Additionally, this option resulted in less-than-ideal solar orientation for the general classrooms, CTE programs, and arts programs.

The District determined that "Option N6" would not be considered for further evaluation because the building is located in close proximity to adjacent roads and the overall scale and massing was determined to not fit well within the existing site context. Additionally, the design results in long travel distances across the school particularly between classrooms and physical education spaces and would require the displacement of key facilities, including the greenhouse, weight room, and utility building, which was determined to be unfavorable by the District.

The District determined that "Option N8" and "Option N10" would not be considered for further evaluation because the proposed long classroom wing could isolate classrooms located at the far end of the facility. Additionally, the proposed location of the auditorium could create complicated community access and result in challenges associated with establishing clear boundaries between community and academic spaces.

The District determined that "Option N9" would not be considered for further evaluation because this option results in a building location well within an established wooded area, and the scale and massing of the proposed building would not integrate well within the existing context. Additionally, the design resulted in long travel distances across the school, particularly between classrooms and physical education spaces, as well as extensive cross-site circulation, all of which were inconsistent with the District's priorities.

The District determined that "Option N11" would not be considered for further evaluation because the proposed location of science classrooms and general classrooms would be undesirably separated, as were the CTE programs from the general classrooms. Additionally, music and art classes would result in siloed locations, limiting interdisciplinary opportunities. The District also determined the proposed design also presented difficulties associated with field access from the gym and locker rooms.

The District determined that "Option N12" would not be considered for further evaluation because the proposed cafeteria lacks windows, the CTE programs would be undesirably separated from the general classrooms, and the media center would result in minimal natural light due to a limited number of windows.

Additionally, the District introduced and developed a robust renovation option referred to as "Option R2", that included modifying the floor plan to accommodate the space requirements for certain programs such as Culinary or other CTE programs.

The District also further evaluated "Option AR1" for additional layout considerations and developed two more addition and renovation schemes referred to as "Option AR6" and "Option AR8."

Finally, the District eliminated "Option AR2" from consideration, as this option was deemed to be less advantageous when compared to the other addition and renovation schemes.

MSBA staff and the District agreed to eight (8) options 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 R1 (Base Repair)	165,000	165,000 $985/sq. ft.	N/A	$13,451,019	$175,984,435 $1,067/sq. ft.	$220,826,751
Option R2 (Robust Renovation)	165,000	165,000 $1,075/sq. ft.	N/A	$13,451,019	$190,893,974 $1,157/sq. ft.	$240,030,862
Option AR1 (Addition/ Renovation-Partial existing)***	***211,000***	***74,200 $848/sq. ft.***	***136,800 $1,094/sq. ft.***	***$43,574,442***	***$256,144,131 $1,214/sq. ft.***	***$334,649,529***
Option AR6 (Addition/ Renovation-All existing)	211,000	165,000 $961/sq. ft.	46,000 $1,050/sq. ft.	$24,765,799	$231,693,147 $1,098/sq. ft.	$298,881,486
Option AR8 (Addition/ Renovation-Partial existing)	211,000	70,000 $872/sq. ft.	141,000 $1,066/sq. ft.	$62,165,921	$270,379,992 $1,296/sq. ft.	$352,826,727
Option N3 (New Construction-3-Story-Fields)	211,000	N/A	211,000 $1,119/sq. ft.	$34,219,505	$271,299,964 $1,281/sq. ft.	$348,789,542
Option N7 (New Construction 2-Story-Wings-Fields)	211,000	N/A	211,000 $1,122/sq. ft.	$34,541,505	$271,299,964 $1,286/sq. ft.	$349,964,712
Option N13 (New Construction-3-Story-Wings-Fields)	211,000	N/A	211,000 $1,102/sq. ft.	$34,351,505	$266,848,912 $1,265/sq. ft.	$344,226,597

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

The District has selected "Option AR1" as the Preferred Schematic to proceed into Schematic Design, as the District determined this option to be the most efficient and cost-effective approach to resolve the challenges identified in the educational program while addressing their spatial needs and building system deficiencies. The District determined that this option also allows for a variety of desirable learning approaches from departmental to project based while creating a consolidated floor plan that is easy to navigate and that aims to reduce travel distance between classes. Additionally, the District noted that the proposed phasing associated with this option anticipates that the proposed new addition to the north and west can be constructed in an initial phase with limited disruption to school activities.

"Option R1" and "Option R2" were not selected by the District because these options do not offer the District additional programmatic space to meet the goals of the educational program, specifically associated with the proposed CTE programs and science classrooms. In addition, these options would likely require the need for modular classrooms during construction and would include complex phasing resulting in undesirable disruption to occupied and ongoing education.

"Option AR6" was not selected by the District because this option would result in significant disruption to occupied and ongoing education, would require modular classrooms, and would result in an extended construction duration.

Although "Option AR8" is similar to the District's preferred option, the proposed location of the general classroom wing and CTE program wing was viewed as less desirable when compared to "Option AR1". Additionally, this option proposes the locker rooms at the front of the building, which the District viewed as less favorable.

Although "Option N3" meets the goals of the District's educational program, this option was not selected by the District as this option results in one of the most expensive of the new construction options considered. Additionally, when comparing "Option N3" to the other options, the District determined that this option fell short of creating a desirable 'heart' of the facility.

Although "Option N7" meets the goals of the District's educational program, this option was not selected by the District as this option also results in one of the most expensive of the new construction options considered. The proposed three-story building was not favored by the District as the proposed massing was deemed to be too tall compared to the surrounding context and did not fit with the existing and local architecture when compared to the other two-story options considered.

Although "Option N13" meets the goals of the District's educational program, this option was not selected by the District due to the high estimated project cost as well as the anticipated disruption associated with site work and relocating athletic fields due to construction of the new school.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee ("FAS") on July 30, 2025. At that meeting, members of the FAS discussed the following: appreciation of the District's Educational Program; proposed Special Education spaces as it relates to MSBA guidelines and the distribution throughout the proposed design, as well as the DESE review process following Schematic Design; the importance of professional development and associated operating costs in preparation for the transition to the updated facility and opportunities to further integrate project-based learning; suggestion to create interdisciplinary learning opportunities for second semester seniors; use of the proposed breakout spaces and flexibility of the proposed layout for both departmental and interdisciplinary approaches; suggestion to incorporate a spring floor for dance performances, if applicable; considerations associated with courtyard access and maintenance; building geometry and potential to increase efficiency in the academic wing as the design progresses; location of the automotive and carpentry shops and consideration of reversing the locations to allow easy access for vehicles; proposed location of the Culinary program space and proximity to the proposed Kitchen location; location of the proposed parking; considerations associated with the location and maintenance of HVAC equipment; sustainability goals and associated mechanical system considerations; construction delivery method; and, estimated construction costs.

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 recommend that the Martha's Vineyard Regional School District be approved to proceed into Schematic Design for an addition and renovation project at the Martha's Vineyard Regional High School.