District: Blackstone-Millville Regional School District
School Name: Blackstone-Millville Regional High School
Recommended Category: Preferred Schematic
Date: February 18, 2026

Recommendation

That the Executive Director be authorized to approve the Blackstone-Millville Regional School District (the "District"), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Blackstone-Millville Regional High School with a new facility, serving grades 7 through 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	Blackstone-Millville Regional School District
Elementary Schools	John F. Kennedy Elementary School (PK) Millville Elementary School (K-3)
Middle School	Frederick W Hartnett Middle School (4-7)
High School	Blackstone-Millville Regional High School (8-12)
Priority School Name	Blackstone-Millville Regional High School
Type of School	High School
Grades Served	8-12
Year Opened	1970
Existing Square Footage	159,393
Additions	2014 Roof Replacement
Acreage of Site	27.1 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	750 students
2025-2026 Enrollment	528 students
Agreed Upon Enrollment	Study Enrollment includes the following configurations: • 365 students in grades 9 through 12 • 470 students in grades 8 through 12 • 580 students in grades 7 through 12 (Preferred Schematic) • 680 students in grades 6 through 12

District Information	
Enrollment Specifics	Contingent upon the Board's approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 580 students in grades 7-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 21, 2022
Invitation to Feasibility Study	April 24, 2024
Preferred Schematic Authorization	On February 25, 2026 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on August 26, 2026
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	59.21%

Consultants	
Owner's Project Manager (the "OPM")	Colliers Project Leaders NE, LLC
Designer	Drummey Rosane Anderson, Inc.

Discussion

The existing Blackstone-Millville Regional High School is a 159,393 square foot facility located on a 27.1-acre site, currently serving students in grades 8 through 12. The original school building was constructed in 1970 and underwent a roof replacement in 2014.

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

As part of the Feasibility Study, the MSBA accepted the District's request to explore the following four (4) study enrollment options:

- 365 students in grades 9 through 12
- 470 students in grades 8 through 12
- 580 students in grades 7 through 12
- 680 students in grades 6 through 12

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and incorporated input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied twenty (20) preliminary options that included four (4) code upgrade options, twelve (12) addition/renovation options, and four (4) new construction options, as presented below.

Option	Description of Preliminary Options
Option 6.1	Code upgrade/base repair designed for 680 students in grades 6-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost of $23.3 million.
Option 6.3.1	Addition/renovation (with existing cafeteria, gym, and auditorium to remain) designed for 680 students in grades 6-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $167.1 - $201.5 million.
Option 6.3.2	Addition/renovation (with existing cafeteria and auditorium to remain) designed for 680 students in grades 6-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $168.7 - $203.5 million.
Option 6.3.3	Addition/renovation (with auditorium to remain) designed for 680 students in grades 6-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $166.4 - $203.5 million.
Option 6.4	New construction designed for 680 students in grades 6-12 at the existing Blackstone-Millville Regional High School site; with an estimated total project cost range of $158.9 - $201.3 million.
Option 7.1	Code upgrade/base repair designed for 580 students in grades 7-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost of $23.3 million.
Option 7.3.1	Addition/renovation (with existing cafeteria, gym, and auditorium to remain) designed for 580 students in grades 7-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $156.8 - $188.4 million.
Option 7.3.2	Addition/renovation (with existing cafeteria and auditorium to remain) designed for 580 students in grades 7-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $156.8 - $188.4 million.
Option 7.3.3	Addition/renovation (with auditorium to remain) designed for 580 students in grades 7-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $166.4 - $203.5 million.
Option 7.4	New construction designed for 580 students in grades 7-12 at the existing Blackstone-Millville Regional High School site; with an estimated total project cost range of $140.1 - $177.5 million.
Option 8.1	Code upgrade/base repair designed for 470 students in grades 8-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost of $23.3 million.
Option 8.3.1	Addition/renovation (with existing cafeteria, gym, and auditorium to remain) designed for 470 students in grades 8-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $143.8 - $173.6 million.
Option 8.3.2	Addition/renovation (with existing cafeteria and auditorium to remain) designed for 470 students in grades 8-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $143.8 - $173.6 million.

Option	Description of Preliminary Options
Option 8.3.3	Addition/renovation (with auditorium to remain) designed for 470 students in grades 8-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $166.4 - $203.5 million.
Option 8.4	New construction designed for 470 students in grades 8-12 at the existing Blackstone-Millville Regional High School site; with an estimated total project cost range of $113.3 - $143.6 million.
Option 9.1	Code upgrade/base repair designed for 365 students in grades 9-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost of $23.3 million.
Option 9.3.1	Addition/renovation (with existing cafeteria, gym, and auditorium to remain) designed for 365 students in grades 9-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $143.8 - $173.6 million.
Option 9.3.2	Addition/renovation (with existing cafeteria and auditorium to remain) designed for 365 students in grades 9-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $143.8 - $173.6 million.
Option 9.3.3	Addition/renovation (with auditorium to remain) designed for 365 students in grades 9-12 at the existing Blackstone-Millville Regional High School; with an estimated total project cost range of $166.4 - $203.5 million.
Option 9.4	New construction designed for 365 students in grades 9-12 at the existing Blackstone-Millville Regional High School site; with an estimated total project cost range of $88 - $111.5 million.

As a result of this analysis, the District determined that "Option 6.1," "Option 7.1," "Option 8.1," and "Option 9.1," would not be considered for further evaluation because they would not fully address the needs of the District's educational program. However, please note that these options were included as part of the final evaluation of options for cost comparison purposes only.

Subsequent to the evaluation of preliminary options, the District determined that "Option 6.3.1", "Option 7.3.1", "Option 8.3.1", and "Option 9.3.1", would not be considered for further evaluation due to the constraints by the existing building layout, which limited the ability to reconfigure spaces and address the undersized gymnasium. Additionally, the District determined that these options would result in significant educational disruption and require an extended construction period due to complex phasing, including the need for circulation and safety plan changes during each phase of construction.

Additionally, the District determined that "Option 6.3.3", "Option 7.3.3", "Option 8.3.3", and "Option 9.3.3" would not be considered for further evaluation, because these options could potentially result in significant educational disruption and require an extended construction period due to complex phasing, including the need for circulation and safety plan changes during each phase of construction. The District also indicated for each of these options the cafeteria and gymnasium would be unavailable for an extended period of time, creating functional and logistical challenges for ongoing school operations which was not desirable.

MSBA staff and the District agreed to explore the following twelve (12) options for further development and consideration in the final evaluation and development of preliminary design pricing,

as presented below, including: four (4) code upgrade options, four (4) addition/renovation options, and four (4) new construction options.

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 6.1, 7.1, 8.1, 9.1: (Code Upgrade) for each enrollment option, 680 (6-12), 580 (7-12), 470 (8-12), and 365 (9-12) students at the Blackstone-Millville RHS (cost comparison only)	159,393	159,393 $332/sq. ft.	N/A	$33,839,052	$86,786,944 $544/sq. ft.	$112,823,027
Option 6.3.2: (Add/Reno) for 680 students grades 6-12 at the Blackstone-Millville RHS	167,840	30,375 $730/sq. ft.	137,465 $841/sq. ft.	$25,738,811	$163,513,952 $974/sq. ft.	$212,568,137
Option 6.4: (New Construction) for 680 students grades 6-12 at the Blackstone-Millville RHS site	167,275	N/A	167,275 $773/sq. ft.	$34,176,055	$163,468,420 $977/sq. ft.	$212,508,946
Option 7.3.2: (Add/Reno) for 580 students grades 7-12 at the Blackstone-Millville RHS	150,552	30,375 $719/sq. ft.	120,177 $869/sq. ft.	$25,125,134	$151,356,236 $1,005/sq. ft.	$196,763,106
Option 7.4: (New Construction) for 580 students grades 7-12 at the Blackstone-Millville RHS site***	***151,019***	***N/A***	***151,019 $791/sq. ft.***	***$34,094,929***	***$153,478,253 $1,016/sq. ft.***	***$199,521,729***
Option 8.3.2: (Add/Reno) for 470 students grades 8-12 at the Blackstone-Millville RHS	135,771	30,375 $718/sq. ft.	105,396 $899/sq. ft.	$25,793,578	$142,358,301 $1,049/sq. ft.	$185,065,791
Option 8.4: (New Construction) for 470 students grades 8-12 at the Blackstone-Millville RHS site	135,381	N/A	135,381 $810/sq. ft.	$34,203,059	$143,888,277 $1,063/sq. ft.	$187,054,760

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 9.3.2: (Add/Reno) for 365 students grades 9-12 at the Blackstone-Millville RHS	127,103	30,375 $721/sq. ft.	96,728 $902/sq. ft.	$25,817,921	$134,949,294 $1,062/sq. ft.	$175,434,082
Option 9.4: (New Construction) for 365 students grades 9-12 at the Blackstone-Millville RHS site	121,963	N/A	121,963 $827/sq. ft.	$34,172,992	$135,080,443 $1,108/sq. ft.	$175,604,576

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

The District has selected "Option 7.4" as its Preferred Schematic to proceed into Schematic Design, as the District has determined that this option best meets the needs of its educational program for a grades 7 through 12 configuration. Additionally, this option proposes an efficient, up-to-date facility for students and faculty and supports the District's preferred grade configuration, including a dedicated Grade 7 Academy which was desirable. The District also indicated that this option would provide flexibility for potential future growth and would result in minimal impact and disruption to the learning environment when compared to other options.

As noted above, "Options 6.1", "Option 7.1", "Option 8.1", and "Option 9.1" were not selected by the District as the District determined that these options would not fully address the needs of the District's educational program. The District also indicated that these options would necessitate the use of modular classrooms, retain the undersized gym, and include science classrooms that do not meet MSBA guidelines or support contemporary learning needs. Additionally, "Option 6.1", "Option 8.1", and "Option 9.1" do not support the District's preferred enrollment scenario of a grades 7 through 12 configuration.

"Option 6.3.2", "Option 8.3.2", and "Option 9.3.2" were not selected by the District because these options do not support the District's preferred enrollment scenario of a grades 7 through 12 configuration. Although these options satisfy the District's educational program, the District indicated that these options would result in significant educational disruption during all phases of construction and include an extended construction period due to phasing when compared to the Preferred Schematic.

Although "Option 7.3.2" results in the District's preferred enrollment scenario of a grades 7 through 12 configuration, this option was not selected by the District due to construction phasing, site logistics, and disruption concerns. The District indicated that this option would result in significant educational disruption during all phases of construction, require circulation and safety plan changes during each phase of construction, involve an extended construction period due to phasing, result in the loss of the gymnasium for an extended period of time, and require relocation of the main water line.

Although “Option 6.4,” “Option 8.4,” and “Option 9.4” meet the goals of the District’s educational program, these new construction options were not selected by the District because they do not support the District’s preferred enrollment scenario of a grades 7 through 12 configuration.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on January 14, 2026. At that meeting, members of the FAS discussed the following: appreciation for the development of the educational program as well as the District’s success in regionalization and the expanded opportunities it provides for students; importance of continuity in the District’s educational vision as the project progresses; distribution and adjacencies of subject matter classrooms as related to the curriculum and support of cross-disciplinary learning; a suggestion to create exploratory learning opportunities for second semester seniors; opportunities for students to travel and a suggestion of reaching out to local businesses for potential support for scholarships; staffing and licensure considerations related to the Media Center; appreciation for professional development and review of teaching licensures; opportunities for additional flexibility of the proposed music room to support performance and black box theater-type functions; consideration of outdoor learning spaces, including accessibility for special needs students and travel time from academic spaces; use, orientation, and maintenance of the proposed outdoor amphitheater; location and size of gymnasium, including visual impact from the road and opportunities to introduce fenestration, daylighting, and signage; envisioned character, visibility and clarity of the building entrances, including differentiation between main and secondary entrances and architectural strategies used to signal building entrances; approach to incorporating seventh grade within the 7-12 high school, including a dedicated academic area for seventh grade, integration with the broader program, and mentorship across grade levels; opportunities for future expansion of the building in relation to the seventh grade; recommendation to include grade configurations in the description of options within the Preliminary Design Pricing Table for clarity; and, DESE review of Special Education phases in the Schematic Design phase.

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 Blackstone-Millville Regional School District be approved to proceed into Schematic Design to replace the existing Blackstone-Millville Regional High School with a new facility serving grades 7 through 12, on the site of the existing school.