District: Berkshire Hills Regional School District
School Name: Monument Mountain Regional High School
Recommended Category: Preferred Schematic
Date: November 7, 2012

Recommendation

That the Executive Director be authorized to approve the Berkshire Hills Regional School District, as part of its Invitation to Feasibility Study, to proceed into schematic design for an addition and renovation project at the Monument Mountain Regional High School. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution for an addition and renovation project at the Monument Mountain Regional High School, contingent upon the District obtaining site plan approvals from both the Town of Barrington Planning Board and Conservation Commission.

District Information	
District Name	Berkshire Hills Regional School District
Elementary School(s)	Muddy Brook Regional Elementary School (PK-4)
Middle School(s)	Monument Valley Regional Middle School (5-8)
High School(s)	Monument Mountain Regional High (9-12)
Priority School Name	Monument Mountain Regional High School
Type of School	High School with Chapter 74 Approved Vocational Technical Education Programs
Grades Served	9-12
Year Opened	1968
Existing Square Footage	113,705
Additions	N/A
Acreage of Site	40 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Fire Protection – 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	Unknown
2011-2012 Enrollment	520
Agreed Upon Enrollment	570
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 570 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	September 29, 2010
Preferred Schematic Authorization	On November 14, 2013 Board agenda

Project Scope & Budget Authorization	District is targeting Board authorization on April 3, 2013
Reimbursement Rate Before Incentives	51.68%

Consultants	
Owner's Project Manager	Strategic Building Solutions
Designer	Symmes, Maini & McKee Associates

Discussion

The existing Monument Mountain Regional High School is an 113,705 square-foot technical school located in Great Barrington that also serves students in grades 9-12 from the towns of Stockbridge and West Stockbridge. The school facilities include a wood frame farmhouse building and associated greenhouse structures that house the District's Chapter 74 approved Agricultural/Horticultural program. The school building and associated structures are located on a 143-acre site adjacent to the District's Muddy Brook Regional Elementary School and the Monument Valley Middle School.

The original school building was constructed in 1966. Minor capital repairs have been completed as necessary, such as a roof replacement in 1998, partial carpet replacement in 2006, and upgrade to the telephone system in 2008. The District identified numerous deficiencies in the Statement of Interest and in the Preliminary Design Program submission, such as: inefficient and code non-compliant building systems; deficient security system; lack of barrier-free accessibility throughout the building; inadequate science and technology lab spaces; undersized and poorly functioning library, kitchen, and media spaces; lack of alternative physical education space; and, storage. In addition, the path to the Agricultural/Horticultural program buildings, and structures themselves, do not comply with current MAAB/ADA accessibility codes and standards and are remotely located from the main school facility.

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 six preliminary options that included base repair, addition/renovation configurations, and new construction, as presented below.

Option	**Description of Preliminary Options**	**Total Project Budget Estimate**
1	Base repair.	$42.0M
2	Renovation with two additions: a one-story science lab addition and a Physical Education/Multi-Purpose addition.	$57.7M
3	Renovation with two additions: one-story science lab addition and a gym addition.	$57.1M
4A	Renovation with two additions: one-story addition with new entrance and an alternative Physical Education/Multi-Purpose addition.	$57.1M
4B	Renovation with two additions: one-story addition with new entrance and courtyard, and an alternative Physical Education/Multi-Purpose	$57.0M

Option	Description of Preliminary Options	Total Project Budget Estimate
	addition.	
5	New two-story facility on the existing baseball field north of the existing facility.	$66.4M

The District evaluated the six construction alternatives listed above and concluded that Option 1, Base Repair, would not address current educational space needs. The District also concluded that Option 5, New Construction, with the highest estimated construction costs was not in line with the District's goals and budget constraints. Based on the findings of the comprehensive assessment of the existing conditions and the programming work with the educators, administrators, and facilities personnel, the District and its consultants concluded that the existing building was in fair condition and a good candidate for an addition/renovation project that could support its educational program goals.

The District continued to investigate its preliminary options and scrutinize Options 2, 3, 4A, and 4B, the renovation/addition options, all of which met key educational priorities including integrating the agricultural program to the main facility and expanding science classroom spaces. The District determined that Option 2 best addressed its educational program goals while minimizing new construction. For these reasons, the District and its consultants focused on variations of Option 2 to proceed for further development and study.

The District developed and evaluated options 2D.4, 2E and 2F as part of its final evaluation of alternatives. All three of these options include a science lab and greenhouse addition to the east of the existing facility, an infill addition to the north of the facility to provide dedicated new space for its alternative Physical Education program, integration of the Agricultural program into the main school building, a new building entrance, expanded media center, upgrade of all building systems (plumbing, HVAC, technology), new windows, new roof, upgrades to conform to current code, and renovation throughout. A preliminary design pricing was prepared for each of the three final options as presented below.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option and Description	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown Haz Mat. Cost*	Estimated Total Construction ** (cost*/sf)	Estimated Total Project Costs
Option 2D.4: Renovation and one-story science addition***	***134,000***	***113,705*** ***$239/sf***	***20,295*** ***$338/sf***	***$6,767,361***	***$40,755,908*** ***$304/sf***	***$52,753,000***
Option 2E: Renovation and two-story science addition	135,317	113,705 $239/sf	21,612 $348/sf	$7,382,393	$42,043,652 $311/sf	$53,380,000

Option and Description	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown Haz Mat. Cost*	Estimated Total Construction ** (cost*/sf)	Estimated Total Project Costs
Option 2F: Renovation and two-story addition	135,317	113,705 $239/sf	21,412 $426/sf	$7,150,192	$43,399,280 $321/sf	$57,500,000

** Marked up construction costs*
*** Does not include construction contingency*
******District's preferred option***

Although Options 2E and 2F include the advantages of providing an addition to house science classrooms, integrating the agricultural program into the main building, and allowing open views from the courtyard, neither of these options provides the optimum location for the science rooms to provide the most direct connection between the STEM and Agricultural programs.

The District's preferred solution, Option 2D.4, consists of a renovation of the existing facility and a one-story addition primarily for the science labs and the agricultural program. This option, estimated to cost $52.7 million, provides several advantages:

- Provides for the most direct connection between academic spaces as the new science and agricultural spaces and the existing academic wings are on the same floor;
- Provides the most efficient use of the existing building; and
- Provides the most economical solution that meets the District's educational program goal.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on October 17, 2012. At that meeting, members of the FAS requested additional information regarding the Early Childhood Center program, Special Education program, day-lighting in renovated interior spaces, hazardous materials storage and handling (science and art programs), proposed Vocational Technical Education Program spaces, both Chapter 74 approved programming and non-Chapter 74 programs, and speech enhancement FM systems being. As a result of the FAS meeting, MSBA staff identified additional items required to proceed with a recommendation to the MSBA Board of Directors for consideration. In response to the FAS and MSBA's requests the District submitted the following information:

- Additional information regarding the Early Childhood Center's fee-based program and student enrollment participation.
- A preliminary special education submittal that describes in more detail how the proposed pull-out and inclusion spaces support delivery of the District's Special Education Program as well as the rationale of the proposed room adjacencies and the reason for the proposed location of the Life Skills Center.
- A description of how the District may repurpose and use the interior classrooms, and the extent of day-lighting to be incorporated.
- Additional information regarding the District's Chapter 74 approved programming and non-Chapter 74 Vocational and Technical Educational Programs for those programs currently being offered.

MSBA staff 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 Compliance Certification, 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 for a design enrollment of 570 students serving grades 9-12.

3) MSBA reviewed the Feasibility Study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken was appropriate, and the District's preferred solution is reasonable and cost-effective and meets the needs identified by the District.

4) The District has acknowledged that the proposed project will require a site plan approval from the Planning Board of the Town of Great Barrington, a filing with the Great Barrington Conservation Commission because of the proposed work adjacent to wetlands, and a concurrent filing under the Massachusetts Endangered Species Act due to the undeveloped area within the site considered a priority habitat area. A final resolution of these items is a prerequisite for the execution of a Project Funding Agreement.

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

6) 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.

7) Subject to Board approval of the project scope and budget, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, with the exception of variations previously agreed to in writing by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.

8) As part of the Schematic Design phase, the MSBA will continue to work with the District to better understand the total area associated with health and physical education, vocational (non-Chapter 74) programs and how these spaces serve the student population and the renovation of the existing facility.

9) 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 Berkshire Hills Regional School District be approved to proceed into schematic design for an addition and renovation project at the Monument Mountain Regional High School contingent upon the District obtaining site plan approvals from both the Planning Board and Conservation Commission for the Town of Great Barrington.