District: Spencer-East Brookfield Regional School District
School Name: David Prouty High School
Recommended Category: Preferred Schematic
Date: November 7, 2012

Recommendation

That the Executive Director be authorized to approve the Spencer-East Brookfield Regional School District, as part of its Invitation to Feasibility Study, to proceed into schematic design for an addition and renovation project at the David Prouty High School. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution for an addition and renovation project at the David Prouty High School.

District Information	
District Name	Spencer-East Brookfield Regional School District
Elementary School(s)	Maple Street School (PK-K) Lake Street School (1-3) Wire Village School (4-6)
Middle School(s)	Knox Trail Junior High School (7-8)
High School(s)	David Prouty High School (9-12)
Priority School Name	David Prouty High School
Type of School	High School
Grades Served	9-12
Year Opened	1966
Existing Square Footage	98,885
Additions	None
Acreage of Site	44 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical, electrical, and plumbing systems – Envelope – Windows – Roof – Accessibility
Original Design Capacity	Unknown
2011-2012 Enrollment	471
Agreed Upon Enrollment	505
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 505 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study for Repair	September 30, 2009
Invitation to conduct Feasibility Study (re-categorized from Repair Assessment)	March 30, 2011

Preferred Schematic Authorization	On November 14, 2012 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on April 3, 2013
Reimbursement Rate Before Incentives	57.74%

Consultants	
Owner's Project Manager	Dore & Whittier Management Partners, LLC
Designer	Design Partnership of Cambridge, Inc.

Discussion

The existing David Prouty High School is a 98,885 square-foot masonry and steel building constructed in 1966 and located on the lower portion of a multi-tiered 44-acre site in the Town of Spencer. The facility serves high school students in grades 9-12.

The District identified numerous deficiencies in the Statement of Interest, and the Feasibility Study confirmed that the existing facility requires accessibility upgrades, window, heating, ventilation, plumbing, and electrical replacement, abatement of existing hazardous material, fire protection and seismic code upgrades, and non-structural exterior improvements.

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 considered five base options, each with a number of variations, resulting in a total of 22 options that were considered in the preliminary evaluation of alternatives. The 22 options included seven new construction options, 14 variations of additions and renovations, and one base repair option. The following is a list of the five base options considered in the preliminary evaluation of alternatives.

Option	Description of Preliminary Options
A	**New construction** (locates building on upper-plateau of existing site)
B	**New construction** (locates building on mid-plateau of existing site)
C	**New construction** (locates building on lower fields of existing site)
D	**New construction** (multiple configurations, locates new building close to existing building footprint and requires phased construction)
E	**Addition/renovation** (multiple configurations and requires phased construction)

Options A, B, and C were not considered viable options because, as proved by the evaluation of the existing site, the existing conditions of the upper and mid-plateau and lower field locations would severely constrain a new high school designed for 505 students, would not accommodate the required accessibility, and would not allow for proper drainage.

Based on the preliminary evaluation of various options associated with Options D and E, the District and its consultants advanced five 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	SF of Renovated Space (cost*/sf)	Square Feet of new Construction (cost*/sf)	Site Building Takedown, Hazmat Cost*	Estimated Total Construction** (cost*/sf)	Estimated Total Project Costs
Option D2.1 New Construction	120,718	n/a	120,718 $306/sf	$9,934,895	$46,929,851 $389/sf	$60,156,665
Option E Repairs Only	98,885	98,885 $237/sf	n/a	$5,136,215	$28,660,275 $289/sf	$39,237,748
Option E4.1 Addition/Renovation (Gym to remain)	121,224	15,562 $230/sf	105,662 $304/sf	$11,067,711	$46,364,915 $383/sf	$60,380,618
Option E5.1 *** Comprehensive Addition/Renovation	***122,948***	***98,885*** ***$246/sf***	***24,063*** ***$357/sf***	***$9,833,925***	***$42,241,254*** ***$344/sf***	***$56,467,686***
Option E6.4 Moderate Addition/Renovation	115,625	98,885 $253/sf	16,740 $349/sf	$8,535,772	$39,350,162 $340/sf	$52,810,454

* Marked up construction cost

** Does not include construction contingency

***** District's preferred solution***

The District has selected Option E5.1, which is a comprehensive renovation with a small addition to the existing Prouty High School, as the preferred solution to proceed into schematic design. The District has determined that Option E5.1 is the most cost-effective solution that meets the District's educational program goals.

In an effort to reduce project costs by retaining and reusing more of the existing interior construction, the District and its consultants developed Option E6.4. Option E6.4 proposed to retain the existing smaller-sized classrooms and gymnasium and maintain existing adjacencies. Although Option E6.4 addresses most of the physical issues associated with the existing building, this option does not meet the District's desired programmatic goals and therefore was not selected as the preferred solution.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on October 17, 2012. At that meeting, members of the FAS raised concerns regarding the District's current and future technology plan, the special education program as it relates to the District's current and proposed programs and staffing provisions, and current and proposed Chapter 74 programs and vocational spaces. As a result of the FAS meeting and subsequent discussion with the District and its consultants, the MSBA requested and received the following:

- Written clarification of the program descriptions included in the Preferred Schematic Report, page 3 of Section 3.1.2, Educational Program and the number of current staff versus proposed staff.

- Description of the current Chapter 74 approved vocational programs offered by the District.
- Updated space summary distinguishing the offerings of Chapter 74 approved programming and non-Chapter 74 vocational and technical education programs.
- Clarification to the vocational offerings available at vocational schools within the District's geographic area and the District's policy regarding these offerings including the number of students participating in each of these programs.
- Clarification to programs offered by the District in conjunction with local community colleges.
- Description of the current, proposed programs and the District's future vision of Chapter 74 approved vocational and technical education at the David Prouty High School.

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 505 students for the David Prouty High School.

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

5) 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.

6) Subject to Board approval of a 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 by the MSBA. All proposed spaces will be reviewed during the schematic design phase.

Based on the review outlined above, staff recommends that the Spencer-East Brookfield Regional School District be approved to proceed into schematic design for an addition and renovation project at the existing David Prouty High School.