District: Wachusett Regional School District
School Name: Mountview Middle School
Recommended Category: Preferred Schematic
Date: November 7, 2012

Recommendation

That the Executive Director be authorized to approve the Wachusett Regional School District as part of its Invitation to Feasibility Study, to proceed into schematic design to replace the existing Mountview Middle School with the construction of a new middle school serving grades 6-8 on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution to replace the existing Mountview Middle School with a new middle school serving students in grades 6-8 on the existing site.

District Information	
District Name	Wachusett Regional School District
Elementary School(s)	Davis Hill Elementary School (K-5) Dawson Elementary School (K-6) Florence G. Houghton Elementary School (K-4) Glenwood Elementary School (K-5) Leroy E. Mayo Elementary School (K-5) Naquag Elementary School (K-5) Paxton Center School (K-8) Thomas Prince Elementary School (K-8)
Middle School(s)	Central Tree Middle School (6-8) Chocksett Middle School (6-8) Mountview Middle School (6-8)
High School(s)	Wachusett Regional High School (9-12)
Priority School Name	Mountview Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1967
Existing Square Footage	91,137
Additions	1989
Acreage of Site	12.9 acres
Building Issues	The District identified deficiencies in the following areas: – Structural integrity – Mechanical, electrical, and plumbing systems – Envelope and windows – Roofing – Accessibility In addition to the physical plant issues, the District reported existing and projected overcrowding, and that the existing facility does not support the delivery of its educational program.
Original Design Capacity	600
2011-2012 Enrollment	773
Agreed Upon Enrollment	800

District Information	
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 800 students serving grades 6-8.

MSBA Board Votes	
Invitation to Feasibility Study	March 28, 2012
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	52.89%

Consultants	
Owner's Project Manager	Town Employee, Gary Kaczmarek
Designer	Lamoureux Pagano Associates Architects

Discussion

The existing Mountview Middle School is a 91,137 square-foot masonry and steel building on a 12.9-acre site located on Shrewsbury Street in the Town of Holden. It serves middle school students in grades 6-8.

The original school building was constructed in 1967, and renovations and an addition were completed in 1989. The District identified numerous deficiencies in the Statement of Interest. In addition to general lack of accessibility features, the Feasibility Study confirmed that the existing facility requires the replacement of windows, heating, ventilation, plumbing, and electrical, abatement of existing hazardous materials, and upgrades for fire protection and seismic code.

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 one base repair option, three addition/renovation options, and two new construction options, as presented below.

Option	Description of Preliminary Options
1	Base Repair
2	Addition/Renovation (repair of essential systems, code upgrades where required)
3	Addition/Renovation (replacement of systems and components, minimum reconfiguration of space)
4	Addition/Renovation (replacement of all systems, reconfiguration of existing spaces, construction of new additions required to meet the MSBA guidelines, and full code compliance)
5	New Construction on the existing site
6	New Construction on an alternative site (Malden St)

Options 1, 2, and 3 were not considered viable options because they do not fully address the District's current space constraints and desired spatial adjacencies, the impact to students during construction, or the desired goals of the District's educational program.

Based on the preliminary evaluation of options and discussion with MSBA staff, the District and its consultants advanced Options 4, 5, and 6 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*/sf)**	**Square Feet of New Construction (cost*/sf)**	**Site, Building Takedown, Hazmat Cost***	**Estimated Total Construction ** (cost*/sf)**	**Estimated Total Project Costs**
Option 4: Addition/ Renovation	148,395	96,308 sf $215.41/sf	52,087 $339.72/sf	$8,191,314	$46,632,016 $314.24/sf	$58,290,075
Option 5: New Construction Existing Site***	***127,251***	***NA***	***127,251*** ***$327.19/sf***	***$7,356,657***	***$48,991,912*** ***$385.00/sf***	***$61,239,890***
Option 6: New Construction Alternative Site (Malden Street)	127,251	NA	127,251 $325.09/sf	$6,217,635	$47,585,663 $373.95/sf	$59,482,080

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

The District has selected Option 5, which proposes to replace the existing Mountview Middle School with the construction of a new middle school on the existing site, as the preferred solution to proceed into schematic design. The District has determined that Option 5 most appropriately meets the District's educational goals, offers a layout that supports the District's preferred team-teaching configuration, provides a code compliant and accessible building, and supports the District's desired sustainability practices. The preferred option also proposes to limit the impact that a multi-phased renovation project would have on students in an existing building. The District is aware that the estimated cost associated with Option 4 results in a narrow margin of cost between addition/renovation and new construction options. Although the cost of the District's preferred option for new construction is slightly higher than Option 4, an addition/renovation, the District determined that new construction has less risk than performing extensive seismic upgrades and replacing all major building systems as well as eliminating the prolonged disruption and cost of a phased construction.

New construction associated with Option 6, on the Malden Street site, provides a similar educationally-appropriate solution; however, due mainly to the higher estimated costs for sitework associated with the less-developed site conditions ($6.2 million for Malden Street versus $5.2 million for existing site), and that the MSBA would participate in the some of the costs associated with the demolition and abatement of the existing facility (estimated to cost approximately $2.2 million), the District did not select the Malden Street site as its preferred option.

The MSBA acknowledges that the estimated project cost of the preferred solution is higher than the estimated cost of Option 4 and Option 6, and MSBA policies on participation in the abatement of hazardous materials and building demolition associated with the existing Mountview Middle School will apply.

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 about the proposed self-contained special education program classroom adjacencies and questioned the size and location of the Media Center, the proposed Media Center staffing, and the future use of technology and instruction. As a result of the FAS meeting and subsequent discussion with the District and its consultants, the MSBA requested and received the following:

- A description of the programmatic reasons for locating two self-contained Special Education classrooms adjacent to each other on the second and third floors of the building; and
- A description of the District's plan to staff the Media Center, student scheduling, and programmatic use, and related to that, an explanation of the District's usage of the internet, instructional materials chosen and monitoring.

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 800 students for the Mountview Middle 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 the Wachusett Regional School District be approved to proceed into schematic design to replace the existing Mountview Middle School with the construction of a new middle school serving students grades 6-8 on the existing site.