

District: Longmeadow
School Name: Longmeadow High School
Category: Preferred Schematic
Date: November 18, 2009

Recommendation:

That the Executive Director is authorized to approve the Town of Longmeadow as part of its Invitation for Feasibility Study, to proceed into schematic design for the construction of a new, 185,000 square-foot facility to replace the existing Longmeadow High School. MSBA staff has reviewed the designer's options on behalf of the District for the Longmeadow High School and, subject to certain limitations set forth below, accepts the District's preferred alternative for new construction with renovation to the 1971 portion of the facility as being their preferred alternative to meet the educational program. As discussed more fully below, all costs associated with the renovation of the 1971 shall be borne by the District and shall not be eligible for reimbursement by the MSBA.

Background:

Longmeadow High School, the District's prioritized Statement of Interest, is a 248,000 gross square foot facility on a 44.5-acre campus with a 2008-2009 total enrollment of 1,018 students. The original High School facility was built in 1954, with subsequent additions in 1957, 1958, 1963, 1971, and 2000. The District has identified a number of problematic issues associated with the facility, including but not limited to, the major infrastructure systems. The electrical, plumbing, heating, ventilating, and technology networks are mostly original to the building and have exceeded their life expectancy. Structural issues include evidence of excessive movement at both interior and exterior wall locations throughout, resulting in cracking and the need for temporary remediation. Health and safety issues include lack of sprinkler systems, non-compliant accessibility issues, and materials containing asbestos. In addition to these issues, the District has reported inadequate and inefficient space to administer their educational program.

In 2005, Kaestle Boos Associates Inc. performed a feasibility study of the Longmeadow High School. The study states that, due mostly to the age of the facility, the systems have deteriorated and have reached the end of their useful life, and due to these conditions the facility is unable to meet the educational program and technological advancements. The study concluded that construction of a new facility was the recommended option. In 2007, Kaestle Boos Associates Inc. reviewed their 2005 study and concluded that the majority of their initial comments remained unchanged and in some cases, systems had further deteriorated due to lack of remedial measures.

On November 28, 2007, the MSBA Board of Directors voted to invite the District to conduct a feasibility study for the Longmeadow High School to further study the problems identified with the facility.

Discussion:

MSBA staff has received and reviewed the Designer’s feasibility study submission indicating the options that have been explored by the District and its consultants and the preferred option selected by the District. MSBA staff has reviewed and discussed the options and corresponding space summaries with the District and the Designer to better understand which alternative best meets the educational program and is most-beneficial and efficient for Longmeadow High School.

Throughout the feasibility study process, the Owner’s Project Manager and the Designer gathered information from the School Building Committee and the Community to understand the goals and values for the project. The District is one of seven members of the Lower Pioneer Valley Collaborative which offers programs such as automotive technology, carpentry and graphic communications. The programs currently offered at Longmeadow High School are separate from those offerings and include business and technology programs, with courses in accounting, economics, law and management. The District has continued this approach in the preparation of its educational program used for the alternatives study.

In conjunction with the Designer, the District has presented a total of eight alternative options that have been evaluated through the feasibility study:

1. Systems Renovation and Code Compliance
2. Full Renovation
3. Renovation/ Demolition/ Addition (New Classroom Wing; Elimination of Two Courtyards)
4. Renovation/ Demolition/ Addition (New Classroom Wing; Elimination of Two Courtyards, Media Center Located in Third Courtyard)
5. Renovation/ Demolition/ Addition (Retain 1971 Building; New Addition with Classroom and Primary Core Spaces)
6. New Construction (New Building Located Adjacent to Existing Building)
7. New School (Located Across Bliss Road)
8. No Build Option

Each of the alternative options above was individually evaluated by the District, and of these eight alternative options, the District selected three options as being the options that most favorably address the District’s educational goals, construction cost criteria, and operational costs. The three options, including preliminary project costs, further evaluated by the District are as follows:

Preliminary Project Cost Summary

	Description	Total GSF	Estimated Const. Cost	Est. Constr. Duration	Modular Cost
1B	Full Renovation with limited relocation of program areas and demolition of interior walls to accommodate larger	248,500	\$59,222,000	54 mos.	\$3 million

	classrooms				
2A.1	Renovation/ Demolition/ Addition (New Classroom Wing; Elimination of Two Courtyards)	234,000	\$59,800,000	42 mos.	\$1.875 million
2B	Preferred Option - 185,000 Maximum gross square feet of new construction with the renovation of the 1971 portion of the facility.	237,000	\$63,795,000	27 mos.	N/A

Based on the evaluation of the above options, the District has presented Option 2B as the preferred option for Longmeadow High School as the alternative that best addresses its educational needs and creates the most energy efficient building which will result in lower operational and maintenance costs. The District identifies the disruption to the educational program and the students with construction durations of 4.5 to 3.5 years as a significant disadvantage to Options 1B and 2A.1. In addition, the District recognizes that these options will require the additional cost of modulars estimated at \$3 million and \$1.875 million, respectively.

The District has expressed a strong community interest in retaining the existing pool and District administration space and has proposed the renovation of the 1971 portion of the facility to house these spaces. The pool is currently located in the 1971 wing but the District administration space would need to be relocated to this wing. The MSBA acknowledges the community's goals but has made it clear to the District that it will not participate in any costs associated with the renovation of this portion of the facility. The District recognizes and accepts this and further understands that this project will not be eligible for any renovation incentive points. The extent of the renovation included in the Options 1B and 2A.1 varies as the existing ineligible spaces are spread throughout the existing building, while Option 2B consolidates the spaces into one area. When the costs associated with renovating these ineligible spaces are removed from the three options, the construction estimates for each of these options is approximately \$55 to 56 million.

Based on the narrow margin of cost to renovate versus the cost to build a new facility, the District strongly endorses Option 2B as the alternative that it believes addresses the majority of the District's educational and community goals, results in a shorter construction duration, results in lower operational and maintenance costs and minimizes temporary building costs.

MSBA staff has reviewed the feasibility study options presented and the associated enrollment data with the District. Based on this review, MSBA staff recommends that the preferred option to provide a maximum of 185,000 gross square feet of new construction to replace the Longmeadow High School, with the renovation to the 1971 portion of the existing facility to be borne 100% by the District, be approved to proceed into schematic design based upon, and subject to, the following:

1. All initial paperwork required has been processed, including an executed Initial Certificate of Compliance; the composition of the School Building Committee for MSBA approval; and, the enrollment questionnaire.
2. The MSBA has completed an enrollment projection utilizing the enrollment questionnaire completed by Longmeadow and has reviewed Longmeadow's existing high school capacity as provided by the District and an updated status of development under construction in the District. As agreed upon by the District, the MSBA enrollment projection supports an enrollment of 1,000 students for a new Longmeadow High School.
3. The MSBA recommends a preferred schematic design for new construction which must be in full compliance with the 185,000 maximum allowable gross square footage, as determined by the MSBA and in accordance with the MSBA's guidelines for individual spaces.
4. The MSBA shall not participate in any costs associated with the design, repair, renovation, reconstruction or equipping of the 1971 portion of the facility.
5. The preferred schematic design and any resulting project that may be approved by the Board shall not be eligible for any incentive reimbursement points for renovation.
6. The concept layout for the new construction shall be reviewed more fully by the District and its Designer to ensure that the design allows for the flexibility of future expansion, optimizes daylighting and allows direct pathways from the exterior to the spaces typically used by the community.
7. The MSBA shall continue to review construction costs as the project proceeds forward into schematic design and shall reserve the right to obtain its own, separate cost estimate of a renovation option to compare against the new construction option and to utilize this comparison in establishing a project scope and budget for the potential project.
8. The District shall provide the MSBA with a full and accurate description and explanation of its vocational technical programs offered within its curriculum and the building space assigned to such program and the availability and use of vocational technical programs in the region.
9. The MSBA reviewed Longmeadow's feasibility study and finds that alternatives investigated were sufficiently comprehensive in their scope and that the District's preferred option is reasonable.