

District: Town of Danvers
School Name: Danvers High School
Category: Preferred Schematic

Recommendation:

That the Executive Director is authorized to approve the Town of Danvers, as part of its Invitation for Feasibility Study, to proceed into schematic design for the addition/renovation of the existing Danvers High School. MSBA staff have reviewed the feasibility study and accepts the District's preferred solution to provide an addition and renovation to Danvers High School to proceed into schematic design.

Background:

Danvers High School was built in 1960 with an addition known as the 'Dunn Wing' constructed in 1972. The Dunn Wing currently houses the Town's temporary central offices and will be demolished as part of the preferred option but will be used as swing space during construction. The existing Danvers High School is approximately 253,899 square feet, exclusive of the Dunn Wing, with a 2008-09 enrollment of 985 students. The District has identified a number of issues, including an outdated heating system, inefficient lighting systems, and many ADA compliance issues.

The MSBA Board of Directors originally categorized and approved Danvers High School as a repair project at the November 2007 Board meeting. After meeting with the District and performing additional site visits, however, MSBA staff recommended that, based on the problems identified, the Board move Danvers High School to the feasibility study category.

On February 25, 2009, MSBA staff and the District participated in an enrollment conference to discuss current enrollment numbers and enrollment projections. As a result of the enrollment conference, MSBA staff and the District mutually agreed to an enrollment of 1,000 students for the Danvers High School.

Discussion:

MSBA staff have received and reviewed the designer's options for the preferred schematic accompanied by the MSBA space summary templates for each option. MSBA staff and the District have discussed and reviewed the educational program to understand how the educational program would be best delivered in a newly constructed high school and in an addition/renovation option, in accordance with MSBA guidelines. The existing building presents some interesting challenges in an addition/renovation option, including:

- Existing sections of the building that cannot be renovated due to structural issues;
- Undersized classrooms which impact delivery of the educational program;
- Limited existing space for the District's robust arts and music programs;
- Accessibility issues which are affected by the building layout as well as noncompliance in the auditorium; and

- A 17,000 square foot existing gymnasium as well as a 41,000 square foot field house.

The District and its consultant team reviewed multiple options including three addition/renovation options and two new construction options. The District has maintained a need for additional square footage beyond that allowed by MSBA guidelines and, therefore, the options studied illustrate the cost differences between the program as allowed by MSBA (Option 2 and 3) and that as proposed by Danvers (Options 1A, 1B and 3A).

Since the current facility has two physical education spaces, the Vye Gym and the Field House, the District has studied the possibility of the Vye Gym and alternatively the Field House being turned over to the Town for community use. All costs associated with this and ongoing maintenance would be borne by the Town and would not be considered as part of this project. The funding of field house renovations will be reviewed during schematic design and the development of the associated cost estimates. The MSBA funding would be limited to the cost associated with constructing physical education facilities as defined within MSBA guidelines

Preliminary Project Cost Summary

	Description	Total SF	Estimated Cost
1A	Addition/Renovation: Reuse 1960’s building with the Vye Gym used by the School and the Field House used by the Community. Full Danvers program.	255,541	\$82,463,093
1B	Addition/Renovation – Reuse the 1960’s building with the Field House used by the School and the Vye Gym used by the Community. Full Danvers program.	255,541	\$82,463,093
2	Addition/Renovation Modified Program: Reuse 1960’s building and Field House used by the school and the Vye Gym used by the community. Program in accordance with MSBA guidelines.	248,325	\$80,152,658
3	New Construction – New HS, same site. MSBA Guideline; No Community Gym	195,284	\$87,269,283
3A	New Construction – New HS, same site. Danvers Program; No Community Gym	213,388	\$94,041,310

Option 2 is the preferred option, and MSBA staff have concluded that the program for this option is in accordance with MSBA guidelines for a renovation and will monitor the program with the District and its consultant team through the schematic design phase. The preferred option is an addition and renovation to the existing Danvers High School

for a total of 248,325 square feet and appears to be the most cost-effective solution through preliminary estimates.

MSBA staff has reviewed the conclusions of the Feasibility Study and the enrollment data with the District and the information provided from the District and found:

- 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) MSBA has completed an enrollment projection utilizing the enrollment questionnaire completed by Danvers, and has reviewed Danver's existing high school capacity as provided by the District and an updated status of development under construction in the District. The MSBA enrollment projection supports an enrollment of 1,000 students for a renovation/addition to the Danvers High School.
- 3) MSBA reviewed Danver's Feasibility Study and finds that alternatives investigated were sufficiently comprehensive in their scope and that the District's preferred option is reasonable.

Based on the review outlined above, MSBA staff recommends that Danvers be approved to proceed into schematic design for the addition and renovation of Danvers High School.