

District: Hampden-Wilbraham Regional School District
School Name: Minnechaug Regional High School
Category: Project Scope and Budget Agreement

Recommendation:

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Hampden-Wilbraham Regional School District to build a new Minnechaug Regional High School under the MSBA Model School Pilot Program.

Background:

The Minnechaug Regional High School was built in three stages. In 1957, the core, single-story structure was built for a total of 154,300 square feet; two additions were added in 1963 and 1970 for a total of approximately 283,501 square feet. The current enrollment is 1,262 students. The District identified a number of building issues associated with the major infrastructure systems within the building including structural issues (roof), electrical, plumbing, heating, ventilating and information technology, many of which have exceeded their design life expectancy. In addition, the District identified deficiencies including no sprinkler systems, no security and safety system, numerous ADA issues and asbestos issues.

The District performed a feasibility study in December 2004 that determined a new 269,000 gross square foot facility designed to serve 1,400 students in grades 9-12 would best meet the needs of the District.

Project Description

On August 8, 2008, the MSBA Board voted the Minnechaug Regional High School to proceed into the Model School Pilot Program. The District visited the Whitman-Hanson Regional High and Ashland High Model Schools and determined that the Ashland Model High School best met the District's educational programmatic needs.

MSBA staff met a number of times with the District to discuss design enrollment, concluding that a design enrollment of 1,225 students would position the District to efficiently meet space capacity needs throughout projected future enrollment variations. Staff reviewed the previous studies conducted by the District including a review of the existing conditions of the building. Based on this review, MSBA staff recommend that a new High School more appropriately sized to the MSBA guidelines would be a more cost effective solution than solving the problems identified at the existing 283,000 square foot facility through a renovation. Based on a design enrollment of 1,225 students, the MSBA and the District and their consultant team met several times to discuss the adaptation of the Ashland Model High School design to accommodate the Hampden-Wilbraham design enrollment, educational program and specific site. Based upon this review, MSBA recommends an adaptation of the Ashland Model High School as the proposed project for the new Minnechaug Regional High School for a 231,467 square foot facility to replace the existing 283,000 square foot facility.

Discussion

MSBA staff have reviewed the schematic drawings and specifications provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a project budget of \$78,986,658, which includes an estimated construction cost of \$66,493,091. Based upon a construction cost of \$274 per square foot, plus the cost of demolition and building abatement, the basis of the Total Facilities Grant would be \$76,796,379, which excludes any site work costs over 8% of the building construction costs, FF&E costs over the allowance of \$2,400 per student. We understand that the District is also considering building a swimming pool and some district administration spaces on the same site. All costs associated with swimming pools and district administration spaces, which are not included in the presented cost information, are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District.

Minnechaug Regional HS 1,225 Students 231,467 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$78,986,658	\$76,796,379
Cost per square foot	\$341/SF	\$332/SF
Total Construction Budget	\$66,493,091	\$64,932,096
Cost per square foot	\$287/SF	\$274/SF plus demo and building abatement
Reimbursement Rate		61.73%
Total Maximum Facilities Grant		\$47,406,405

MSBA staff recommends that \$76,796,379 be the basis of the Project Scope and Budget Agreement and Project Funding Agreement for the new Model school construction of the Minnechaug Regional High School in Wilbraham.