

District: Wayland  
School Name: Wayland High School  
Category: Preferred Schematic

Recommendation:

That the Executive Director is authorized to approve the Town of Wayland, as part of its Invitation for Feasibility Study, to proceed into schematic design for replacement of the existing Wayland High School. MSBA staff and the District have collaborated on evaluating all of the designer's options and conditionally accept the District's preferred solution to replace the existing Wayland High School with the construction of a new, two-building Wayland High School on the existing site and renovation of the existing field house. While construction of a new, single-building high school is the most cost effective solution, the MSBA agrees to allow the District to proceed with a two-building solution with the understanding that the MSBA will not participate in funding any costs beyond what would be required to construct a single-building high school of similar size.

Background:

The Wayland High School, the District's prioritized Statement of Interest, consists of eight buildings: six of the buildings were constructed in 1959, the Math/English Building was constructed in 1965, and the Administration Building in 1971. The facilities total approximately 162,000 gross square feet, and the current enrollment is about 888 students. The District identified a number of building issues associated with the school, including aging HVAC, electrical, flooring, windows, roofs, and sewage disposal. In addition to the physical plant issues, the District identified programmatic deficiencies including overcrowding, undersized classrooms, and ADA compliance issues.

On November 28, 2007, the MSBA Board approved staff's recommendation to invite Wayland to further study the problems identified at the Wayland High School.

Discussion:

The MSBA and the District reached agreement on a design enrollment of 900 students for grades 9 through 12. On June 30, 2009, the District submitted three documents as part of their feasibility study:

- 1) Existing Conditions Report, dated May 13, 2004 by HMFH Architects Inc. – This report was completed in 2004 to document existing conditions. It has been used to inform the development of renovation options included as part of the feasibility study. Since the existing conditions were surveyed and documented in 2004, the only change has been the replacement of the sports floors.
- 2) Wayland High School Visioning + Educational Specifications, dated May 4, 2009, by Frank Locker – This report documents the process and resulting educational specification that inform the educational space summary and design of the proposed project.
- 3) Feasibility Study Supplement to 2004 Preliminary Design Report for Wayland High School Building Project, dated June 30, 2009, by HMFH Architects, Inc. and KVAssociates, Inc. – This document summarizes information from the above-referenced documents and presents a proposed space summary, the alternatives

analysis, recommended solution and the cost estimates used to support the recommended solution.

The Feasibility Study evaluated four options:

	<b>Option Description</b>	<b>Comparative Values</b>
1	<u>Renovate Eight Buildings + Addition:</u> Renovate all eight existing buildings (186,375 gsf) with a new addition (25,000 gsf) to the Arts building for a new auditorium and classroom space.	\$68,716,804
2	<u>Renovate Five Buildings, Construct One New Building + Addition</u> Renovate five of the existing buildings (96,935 gsf); replace three of the academic buildings with a new structure (39,000 gsf), and construct a new addition (25,000 gsf) to the Arts building for a new auditorium and classroom space.	\$66,138,385
3	<u>One New Building + Field House Renovation</u> New Construction of a single structure (159,320 gsf) plus renovation of the existing field house in lieu of constructing a new gym.	\$62,712,885
4	<u>Two New Buildings + Field House Renovation</u> New Construction of a two structure facility (159,320 gsf) plus renovation of the existing field house in lieu of constructing a new gym.	\$63,472,228

While Option 3 is estimated to be the least costly option, the District is recommending Option 4 as the preferred option because the District believes it best meets Wayland’s educational goals and preserves a campus feel, which is seen by many as a prized aspect of the existing high school environment. The preferred alternative includes new construction of up to 154,350 gross square feet (exclusive of Health and Physical Educational space to be housed in the renovated existing field house).

In their recommendation of Option 4, the District has presented the following:

- 1) The two-building solution maintains the campus style, which many in the District feel is a critical component to their successful educational program and is most responsive to the guiding principals identified in the Visioning and Educational Specifications.
- 2) The two-building solution provides a more efficient layout as some of the circulation space is outside of the building.

The District initially requested new Health and Physical Education facilities and renovation of the existing field house as part of the project. Based on subsequent discussions, the District determined that renovation of the existing field house better met their educational needs than constructing new physical education facilities according to MSBA guidelines. The District also understands that funding of field house renovations will be limited to the cost associated with constructing new physical education facilities as defined within MSBA guidelines.

The cost estimates used as the basis of comparison do not and are not reported to indicate the total project budget. There are certain costs that will be the same for all alternatives and have not been included in the comparison including the Field House Renovation, the

Wastewater Treatment Plant and Fixtures, Furnishings, and Equipment. The methodology used to compare the options is appropriate for the current level of development but do not and are not reported to indicate anticipated total budget costs.

MSBA staff obtained cost estimating support from our Project Management Services consultant and found that, while the MSBA does not disagree that there are benefits associated with a two-building solution, the premium cost associated with a two-building solution is expected to be greater than that presented by the District. Therefore, the MSBA expects intensive value engineering during design to control costs of the project moving forward.

MSBA staff have 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 Wayland, and has reviewed Wayland'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 900 students for a new Wayland High School on the existing site.
- 3) MSBA reviewed Wayland's Feasibility Study and finds that alternatives investigated were sufficiently comprehensive in their scope and that the District's preferred option is reasonable.
- 4) While the MSBA does not disagree with the District's recommendation for a two-building solution, the MSBA does expect that the premium cost associated with a two-building solution may be higher than presented in the preliminary cost estimates. The MSBA will require the District to perform an extensive value engineering effort during design to control the costs of the project moving forward.

Based on the review outlined above, staff recommends that Wayland be approved to proceed into schematic design for the construction of a new two-building Wayland High School on the existing site and renovate the existing field house. This recommendation assumes that the MSBA will not participate in the funding of any additional costs associated with the construction of two buildings beyond the costs that would be associated with a single-building solution of similar size, and that these excluded costs will be identified and agreed to prior to executing a project scope and budget agreement.