

District: Dracut
 School Name: Dracut Senior High School
 Recommended Category: Preferred Schematic
 Date: November 17, 2010

Recommendation:

That the Executive Director be authorized to approve the Town of Dracut, as part of its Invitation for Feasibility Study, to proceed into schematic design for the addition and renovation of the Dracut Senior High School. MSBA staff has reviewed the feasibility study and accepts the District's preferred addition and renovation solution at the existing Dracut Senior High School.

District Information	
District Name:	Town of Dracut
Elementary Schools:	4 – Brookside Elementary – Joseph A. Campbell Elementary – Greenmont Avenue Elementary – Parker Avenue Elementary
Middle Schools:	2 – George H Englesby Intermediate – Lakeview Junior High
High School:	1 – Dracut Senior High
Priority School Name:	Dracut Senior High
Type of School:	Senior High School
Grades Served:	9-12
Year Opened:	1957
Total Square Footage:	174,671
Additions:	1997 (addition/renovation); From 2004-07 a total of ten portable classrooms were added to alleviate overcrowding.
Acreage of Site:	85 acres (2 other public schools also located on site)
Building Issues:	The District noted deficiencies in the following areas: - Building envelope - Mechanical systems, and - Accessibility In addition to the physical plant issues, the District reported overcrowding that is limiting the ability to deliver its educational program.
Original Design Capacity:	975 (Including 1997 addition)
2009-2010 Enrollment:	1,149
Agreed Upon Enrollment:	1,160
Enrollment Specifics:	A mutually agreed upon design enrollment of 1,160 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study:	November 28, 2007

Preferred Schematic Authorization:	November 17, 2010
Project Scope & Budget Authorization:	District is targeting a January 2011 MSBA Board Meeting.

Consultants	
Owners Project Manager:	RF Walsh Collaborative Partners
Designer:	Mount Vernon Group Architects

Discussion

In conjunction with the design team, the District performed a comprehensive assessment of the existing conditions and the existing educational program of the Dracut Senior High School and received input from educators, administrators, community members, and facilities personnel. Based on the findings of this effort, the District and its design team identified four options for further evaluation.

The District and the design team developed and evaluated the four options shown in Table 1, including three renovation and addition options and one new construction option based on the designer's recent model school experience. The District has selected '*Option 1-C*', as its preferred option to proceed into schematic design. This option represents the most cost effective solution that meets the District's identified educational program and proposes to produce an energy-efficient facility that addresses the deficiencies identified in the feasibility study.

Table 1 – Summary of Preliminary Design Pricing

Option (Description)	Enrollment (Grades)	Total Gross SF	SF of Renovated Space (Cost/sf)	SF of New Construction (Cost/SF)	Estimated Total Construction (Cost/SF)
Option 1-A Add/Reno	1160 students Grades 9-12	222,380 s.f.	156,980 s.f. \$146/s.f.	65,400 s.f. \$315/s.f.	\$43,576,288 \$196/s.f.
Option 1-B Add/Reno	1160 students Grades 9-12	219,080 s.f.	157,780 s.f. \$146/s.f.	61,300 s.f. \$315/s.f.	\$42,421,232 \$194/s.f.
*Option 1-C Add/Reno	1160 students Grades 9-12	223,530 s.f.	144,380 s.f. \$145/s.f.	79,150 s.f. \$320/s.f.	\$46,311,048 \$207/s.f.
Option 2-A New School**	1160 students Grades 9-12	229,262 s.f.	n/a	229,262 s.f. \$317/s.f.	\$72,640,856 \$317/s.f.

* *District's Preferred Option*

** *Based upon Designer's model school experience*

Based upon a review of its educational program, the District, working with its designer, determined that the existing facility needs the following: additional square footage to replace the existing modular classroom space; a new, fully accessible auditorium; relocation of the existing Media Center; and, new Gymnasium space. The District proposes to relocate the Media Center

from its existing undersized location to newly constructed interior space within the existing gymnasium 'shell'.

Preferred Option C compares favorably to the total square footage that would be allowed under the MSBA guidelines for new construction. The most significant difference between the preferred 'Option 1C' and the other addition and renovation options is that 'Option 1C' includes the scope and cost to replace the existing 650-seat auditorium with a new 750-seat auditorium, as allowed in the MSBA guidelines for this enrollment, based on the District's strong desire to properly address the accessibility and capacity issues that exist within the current auditorium. Options 1A and 1B propose to address access from the auditorium to the stage only and do not include remediation of access into the auditorium or correction to the excessive floor slope. Given the current size and configuration of the existing auditorium, the complete replacement of the existing space is the most cost-effective option that properly addresses all of the accessibility deficiencies.

The District and the MSBA have worked together throughout the feasibility study to address MSBA concerns regarding excessive storage space, the proposed location of locker and team rooms, distribution of special education spaces, and proposed gymnasium space in excess of the MSBA guidelines. The District presented its preferred schematic at Facilities Assessment Subcommittee meetings in August and November and has made several submittals during this period to address concerns. Many issues have been successfully resolved as a result of this effort thereby allowing us to proceed. A complete Department of Elementary and Secondary Education submittal that reflects the project at completion of schematic design is required for review and final approval, prior to receipt of a project scope and budget agreement. During schematic design, the MSBA and the District will discuss whether the MSBA will participate in any of the additional Physical Education alternative (PE alternative) space labeled Fitness/Weight Room.

MSBA staff has reviewed and discussed the options and corresponding space summaries with the District and the designer to better understand which educational program is most beneficial and efficient for the Town of Dracut in accordance with MSBA guidelines. MSBA staff has received, reviewed and accepts the designer's feasibility study submission that identifies the options that have been explored on behalf of the District and the preferred option selected by the District.

MSBA has 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 Certificate of Compliance, 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 of a design enrollment of 1,160 students for the Dracut Senior High School.
- 3) MSBA reviewed the feasibility study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred option is reasonable and cost effective and meets the needs identified by the District.
- 4) An operational budget for educational objectives and a capital budget have been submitted to the MSBA for review. The MSBA continues to seek maintenance data forms from the

District requested in July, 2010, which will be required to determine whether the District is eligible to receive any incentive reimbursement points for maintenance.

- 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) During schematic design, the MSBA and the District will discuss whether the MSBA will participate in any of the costs for the additional Physical Education alternative (PE alternative) space labeled Fitness/Weight Room.

Based on the review outlined above, staff recommends that the Town of Dracut be approved to proceed into schematic design to provide additions and renovation at the existing Dracut Senior High School.