

District: Southeastern Regional Vocational Technical School District
 School Name: Southeastern Regional Vocational Technical High School
 Recommended Category: Preferred Schematic
 Date: November 17, 2010

Recommendation:

That the Executive Director be authorized to approve Southeastern Regional Vocational Technical School District (“District”), as part of its Invitation for Feasibility Study, to proceed into schematic design for an addition and renovation project at the Southeastern Regional Vocational Technical High School, subject to certain conditions set forth below. MSBA staff has reviewed the feasibility study and accepts the District’s preferred addition and renovation solution at the existing Southeastern Regional Vocational Technical High School.

At its July 29, 2009 meeting, the MSBA Board of Directors voted to invite the District to collaborate with the MSBA in conducting a Feasibility Study for potential roof replacement and system upgrades as part of the MSBA’s Vocational, Technical and Agricultural School Renew and Repair Program. At the time of MSBA’s invitation, the estimated project cost was approximately \$6 to \$10 million. During the Feasibility Study, the District identified additional deficiencies in the building’s electrical system and raised particular concern regarding the need for additional space to meet the District’s educational program goals. The estimated total project budgets for all renovation and addition options range in estimated project costs from \$35.0 to \$37.1 million, which exceeds the \$30 million project the District has reported it can financially support at this time.

On November 3, 2010, the District and its Designer presented to the MSBA’s Facilities Assessment Subcommittee (FAS) the educational program and goals and a summary of the feasibility study, its analysis and conclusions, which included the renovation and addition options that ranged in cost from \$35 to \$37 million. Board members present at that FAS meeting expressed support for the MSBA assisting the District with addressing the needs of its educational program and increasing the MSBA’s participation to include work associated with addressing the programmatic needs. The District has reported its commitment to working toward a project with a total budget of no more than \$30 million.

District Information	
District Name:	Southeastern Regional Vocational Technical School District
High School:	1 – Southeastern Regional Voc Tech High School
Priority School Name:	Southeastern Regional Voc Tech High School
Type of School:	Vocational Technical High School
Grades Served:	9-12
Year Opened:	1965
Total Square Footage:	298,160
Additions:	1975: 3-story addition

District Information	
Acreeage of Site:	The site is 162 acres in total; 80+/- are considered wetlands and are not buildable.
Building Issues:	<p>The District noted deficiencies in the following areas:</p> <ul style="list-style-type: none"> - HVAC - Plumbing - Electrical - Fire protection, - Accessibility, and - Roof <p>In addition to the physical plant issues, the District reported that the existing facility does not support efficient delivery of technical programs and lacks adequate space in the cafeteria, and media center.</p>
2009-2010 Enrollment:	1,257
Agreed Upon Enrollment:	1,370
Enrollment Specifics:	<p>The District's enrollment data indicates annual applications for 9th grade may fluctuate with the specific enrollment trends of the member Districts, but on average, approximately 600 applications are submitted annually for the 340 slots currently available for 9th grade enrollment. The District stated that they intend to increase the annual freshman enrollment by 20 students for a total 9th grade enrollment of 360 students annually. Based on the increased 9th grade enrollment, recent grade-to-grade survival ratios, and partially backfilling of 10th and 11th grade openings resulting from out-migration, the District and the MSBA mutually agree that a design enrollment of 1,370 students will position the District to meet its space capacity needs.</p>

MSBA Board Votes	
Invitation to Feasibility Study:	July 29, 2009
Preferred Schematic Authorization:	November 17, 2010
Project Scope & Budget Authorization:	District is targeting March, 2011

Consultants	
Owners Project Manager:	RF Walsh Collaborative Partners
Designer:	Drummey Rosane Anderson, Inc.

Discussion

In accordance with the District’s recently adopted strategic plan, the District proposes to offer 23 vocational majors that are organized into five learning centers. In order to identify programmatic needs, the District identified target enrollments for each of the vocational majors based on historic enrollment trends, future job market opportunities, and its strategic goals. The District identified a number of facility deficiencies related to delivery of the vocational and academic programs and established priorities, with the understanding that the District’s ability to financially support a project of about \$30 million may not be sufficient to meet all of the school’s programmatic needs at this time.

The District considered student assignments within the district, potential opportunities for tuition agreements, and the use of other existing educational facilities and has determined that none of these options is viable to deliver the educational program. The District also considered No-Build or Status Quo options (Base Reno) that included MEP infrastructure upgrades and code and accessibility compliance only. These options do not address any programmatic issues or accommodate the proposed enrollment.

The District and its Designer developed and evaluated four renovation and addition options based on six criteria, which heavily emphasized programmatic priorities and construction costs. A fifth option of new construction was included but immediately discounted as being far beyond the financial reach of the District at this time.

The options and their estimated construction costs are presented in Table 1 below. Based on their evaluation criteria, the District and Designer have determined that the most educationally appropriate and cost effective solution is ‘*Option C.2*’, which they recommend as their preferred option to proceed into schematic design.

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 (Cost/SF)
Option A Base Reno	1,370 students Grades 9-12	295,000 s.f.	295,000 s.f. \$53/s.f.	N/A	\$15,626,200 \$53/s.f.
Option B.1 Add/Reno	1,370 students Grades 9-12	313,795 s.f.	281,000 s.f. \$74/s.f.	18,000 s.f. \$469/s.f.	\$29,317,502 \$98/s.f.
Option B.2 Add/Reno	1,370 students Grades 9-12	305,580 s.f.	281,000 s.f. \$76/s.f.	14,000 s.f. \$515/s.f.	\$28,656,827 \$97/s.f.
Option C.1 Add/Reno	1,370 students Grades 9-12	318,500 s.f.	281,000 s.f. \$76/s.f.	21,000 s.f. \$434/s.f.	\$30,385,070 \$101/s.f.
*Option C.2 Add/Reno	1,370 students Grades 9-12	313,700 s.f.	281,000 s.f. \$76/s.f.	17,500 s.f. \$483/s.f.	\$29,757,952 \$100/s.f.

**District’s Preferred Option*

Option C.2 proposes the renovation of and an addition to the existing facility. The facility will remain partially occupied during the construction period, which is currently anticipated to be completed in four major phases. The proposed project includes the renovation of approximately 95% of the facility and construction of a new gym. The recommended preferred option brings the facility into compliance with current codes and access standards, corrects facility deficiencies associated with the Health Services,

Plumbing, and Culinary Arts educational programs, and addresses issues identified with the media center, cafeteria, and gymnasium.

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 Southeastern Regional Vocational Technical School District 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 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 on a design enrollment of 1,370 students for the Southeastern Regional Vocational Technical 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.
- 4) An operational budget for educational objectives and a capital budget have been submitted to the MSBA for review.
- 5) MSBA staff will work with the District during the early phase of schematic design to establish a project budget that can be supported by the District and the MSBA and to ensure a clear understanding of MSBA considerations and levels of funding currently participating in the program.

Based on the review outlined above and the MSBA Facility Assessment Subcommittee's expressed support for participating in a project that accommodates the school's programmatic needs to the extent possible, staff recommends that the Southeastern Regional Vocational Technical School District be approved to proceed into schematic design for an addition to and renovation of the existing Southeaster Regional Vocational Technical High School, provided that the District:

- 1) The District and its Designer work to modify the proposed scope of work to produce a total project budget of no more than \$30,000,000;
- 2) The District submits to the MSBA an updated space summary, updated floor plans and estimated total project budget that is based on the modified scope of work; and

- 3) The District submits a narrative description of the changes to the project scope and budget to the MSBA for review and approval prior to proceeding into schematic design.