

District: Adams-Cheshire Regional School District
 School Name: Adams Memorial Middle School
 Recommended Category: Preferred Schematic
 Date: July 28, 2010

Recommendation:

That the Executive Director be authorized to approve the Adams-Cheshire Regional School District, as part of its Invitation for Feasibility Study of the Adams Memorial Middle School, to proceed into schematic design for the addition and renovation of the Hoosac Valley High School to incorporate the student population from the Adams Memorial Middle School and restructure the existing high school from Grades 9 to 12 to Grades 6 to 12. MSBA staff has reviewed the feasibility study and accepts the Regional School District’s preferred solution to provide the proposed additions and renovations set forth in the Regional School District’s feasibility study submission.

District Information	
District Name:	Adams-Cheshire
Elementary Schools:	2 (Cheshire Elementary) (C.T. Plunkett Elementary)
Middle Schools:	1 (Adams Memorial) – CLOSED in 2009
High Schools:	1 (Hoosac Valley High School)
Priority School Name:	Adams Memorial Middle School
Type of School:	Middle School
Grades Served:	Current: None Grades 7-8 moved to Hoosac HS in 2009 and Grade 6 students from Adams moved back to the Plunkett Elementary School. Grade 6 students from Cheshire always attended the Cheshire Elementary School. Preferred Option: Grades 6-12 in Hoosac HS
Year Opened:	1952
Total Square Footage:	Middle School - 68,000; High School – 158,126
Additions:	None
Acreage of Site:	Adams Mem. MS 13 acres; Hoosac Valley HS 71 Acres
Building Issues:	In their SOI, the District identified a number of building issues with the Middle School, including brick deterioration, serious roof damage, inadequate electrical and boiler systems, outdated lighting systems and the need for asbestos-containing materials removal.
Original Design Capacity:	Unknown, Designed as a 1950’s Jr. HS
2009-2010 Enrollment:	808 (Grades 6-12)
Agreed Upon Enrollment:	805 students for grades 6-12
Enrollment Specifics	The MSBA agreed to three enrollments to inform the feasibility study: Grades 6-8: 385; Grades 7-12: 650; Grades 6-12: 805.

MSBA Board Votes	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	July 28, 2010
Project Scope & Budget Authorization:	District is targeting September 29, 2010

Consultants	
Owner's Project Manager:	URS
Designer:	Tessier Associates

Discussion

In the spring of 2009, the Regional School District's School Committee unanimously voted to consolidate all middle and high school students into the Hoosac Valley High School due to the poor conditions of the existing middle school and to reduce operating expenses. In September 2009, seventh and eighth grade students moved into the high school, sixth grade students residing in Adams moved into the Plunkett Elementary School, and sixth grade students residing in Cheshire remained in the Cheshire Elementary School. The District's plan is to include the sixth grade in the high school, but the current high school facility is already overcrowded with the addition of the seventh and eighth grades and is not large enough to accommodate the sixth grade. Further, the addition of the sixth grade students at the elementary schools has created overcrowding. The Regional School District contacted the MSBA prior to closing the Adams Memorial Middle School. The MSBA advised the District to maintain the existing facility throughout the duration of the feasibility study in order to evaluate potential options including renovation of the existing Adams Memorial Middle School.

The District considered student assignments within the District and potential opportunities for tuition agreements with adjacent districts and has determined that these options are not viable. The District also explored "no build" options, but given the shortage of education space across the District's facilities, these options were not considered favorable. The District also explored options to incorporate the middle school students into the high school to consider the potential benefits to the educational program, maximize the use of available capacity within the high school and reduce long-term operating expenses. Options that incorporated only Grades 7 and 8 into the high school population were not considered favorable alternatives due to the fact that the overcrowding issues that resulted from the addition of the 6th grades would remain unaddressed at the elementary schools. In addition, the estimated cost of renovating the existing Adams Memorial Middle School is approximately \$30M, but that renovation would not address the renovations and upgrades needed at the high school facility, which would most likely result in a future separate project.

The Regional School District, in conjunction with its Designer, further evaluated three options in greater detail for consideration, including two addition/renovation options and one new option, each of which would result in a building to accommodate grades 6-12. Based upon the estimated costs and evaluation summarized in Table 1, the District and its Designer have determined that the most cost-effective solution that meets the District's educational needs and priorities is to provide

an addition and renovation to the existing Hoosac Valley High School. The newly renovated high school will include students from Grades 6-8 in the high school population. The District has selected ‘*Option 2*’ as their preferred option to proceed into schematic design for the addition and renovation of the existing Hoosac Valley High School.

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 Add/Reno Option (w/ pool restoration)	805 (6-12)	179,309	156,962 (\$150.41/sf)	22,347 (\$383.91/sf)	\$32,187,314 (\$179.51)
*Option 2 Add/Reno Option (pool conversion to gym)	805 (6-12)	173,237	157,676 (\$144.07/sf)	15,561 (\$386.09/sf)	\$28,724,369 (\$165.81)
Option 3 New Construction	805 (6-12)	156,774	n/a	156,774 (\$277.00)	\$43,426,398 (\$277.00)

****District’s Preferred Option***

Although both addition/renovation options provide the required programmatic spaces, Option 1 included restoring the existing pool while Option 2 converts the existing pool into a middle school gym. The cost associated with restoring the existing pool, which would be borne 100% by the District, is significant and would be difficult to justify locally. The estimated cost to build new, (‘Option 3’) have been included, although only for comparison purposes as the estimated cost is beyond what the Regional School District wishes to participate in.

‘*Option 2*’ offers a number of significant advantages as the preferred alternative:

- Maximizes utilization of the existing high school facility: The existing pool space is converted into a middle school gymnasium, and no new corridors are required for the new additions.
- Provides a clear, safe front entrance for all students while maintaining separation of middle school and high school wings.
- Upgrades infrastructure to 21st century technology and improves the thermal envelope performance that meet sustainable standards.
- Increases collective space at entry for social interaction and school exhibits.
- Consolidates administration and improves functionality.
- Improves science classrooms and labs for both middle and high school students.
- Improves the number of land-locked classrooms and daylighting.
- Provides for team teaching in the middle school.
- Intersperses special education classrooms and spaces throughout the building.

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 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 Adams-Cheshire Regional School District in accordance with MSBA guidelines.

On June 23, 2010, the Adams-Cheshire Regional School District and its Designer presented their proposed project to the MSBA Facilities Assessment Subcommittee. Based upon this meeting, the District was asked to submit additional information regarding its maintenance program and its educational program; to provide an evaluation of options for the proposed location of the middle school gymnasium given its distance from the other middle school spaces; and, to re-evaluate the size of the proposed Media Center for possible expansion to better accommodate both a middle and high school program.

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 reached a mutual agreement with the Regional School District of a design enrollment of 805 students for the Hoosac Valley High School serving grades 6-12.
- 3) MSBA reviewed the feasibility study and subsequent material and finds that the options investigated were sufficiently comprehensive in their scope, that the approach undertaken in the study was appropriate, and that the Regional School 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 Regional School District to establish a design budget and an understanding of MSBA considerations and levels of funding currently participating in the program.

Based on the review outlined above, staff recommends that the Regional School District of Adams-Cheshire be approved to proceed into schematic design to provide additional space and renovate the existing Hoosac Valley High School to serve grades 6-12.

MSBA Preliminary Reimbursement Rate Summary

Adams-Cheshire

<u>MSBA Reimbursement Rate Calculation</u>	
Base Points	31.00
Income Factor	8.21
Property Wealth Factor	22.11
Poverty Factor	8.50
Racial Desegregation Plan Approved prior to 6/30/2000	-
<i>Subtotal: Reimbursement Rate Before Incentives</i>	69.82
<u>Incentive Points *</u>	
Maintenance (0-2)	-
CM @ Risk (0-1)	-
Newly Formed Regional District (0-6)	-
Major Reconstruction or Reno/Reuse (0-5)	-
Overlay Zoning 40R & 40S (0-1)	-
Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures (0-0.5)	-
Energy Efficiency - "Green Schools" (0-2)	-
Model Schools (5)	-
Total Incentive Points	-
Additional Points Necessary for 40% Minimum	-
MSBA Reimbursement Rate	69.82%

* Incentive Points will be added to District's reimbursement rate before 40% minimum is applied.