

District: Norfolk County Agricultural School District
 School Name: Norfolk County Agricultural High School
 Recommended Category: Preferred Schematic & Project Scope and Budget
 Date: September 29, 2010

Recommendation:

That the Executive Director be authorized to approve the schematic design for the addition and renovation of the Norfolk County Agricultural High School and to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Norfolk County Agricultural School District for renovations and additions to the Norfolk County Agricultural High School.

| District Information | |
|-----------------------------|---|
| District Name: | Norfolk County Agricultural School District |
| Participating Districts | Avon, Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville Quincy, Randolph, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham |
| Elementary Schools: | N/A |
| Middle Schools: | N/A |
| High School: | Norfolk County Agricultural High School |
| Priority School Name: | Norfolk County Agricultural High School |
| Type of School: | Agricultural High School |
| Grades Served: | 9-12 |
| Year Opened: | Six major buildings range from 1917 to 1988 |
| Total Square Footage: | 114,816 gsf |
| Additions: | 3 additions: one in 1954 and two in 1982 |
| Acreage of Site: | 202.6 |
| Building Issues: | The following deficiencies were noted: <ul style="list-style-type: none"> - Existing buildings are insufficient to support the Animal Science and Agricultural Mechanic programs. - Principal's office and student services offices located in inaccessible building. - Cafeteria and library facilities are insufficient |
| Original Design Capacity: | Stated as 311 |
| 2009-2010 Enrollment: | 468 |
| Agreed Upon Enrollment: | 550 |
| Enrollment Specifics: | The District and the MSBA mutually agreed to increasing capacity from 470 to 550 students, recognizing the need to alleviate a consistent waiting list of over 100 students seeking admission. |

| MSBA Board Votes | |
|---------------------------------------|--------------------|
| Invitation to Feasibility Study: | July 29, 2009 |
| Preferred Schematic Authorization: | September 29, 2010 |
| Project Scope & Budget Authorization: | September 29, 2010 |

Preferred Schematic Discussion

The Norfolk County Agricultural High School consists of over 20 individual structures in a campus of roughly two hundred acres on Walpole, MA. There are six major buildings that support the academic and vocational programs of the school, along with three buildings housing animals that serve as laboratories for student work and instruction. The remaining buildings are used for farm equipment storage, equipment storage for student related projects, hay storage, and farm manager and Superintendent residence. As a prerequisite to the feasibility study, the MSBA completed an enrollment projection and reached a mutual agreement with the District of a design enrollment of 550 students for the facility.

The District, in conjunction with its Designer, developed a list of needs for the school for all of its programs and facilities. However, as the District recognized that its limited budget would not be able to address all of the needs identified, the District set the following priorities:

- Animal Sciences (and related spaces)
- Agricultural Mechanics
- Student Services/Administration
- Academic Space

On August 18, 2010, the Norfolk County Agricultural School District presented the findings of options A through G and its preferred alternative, Option E-1, to the MSBA Facilities Assessment Subcommittee Meeting. At this meeting, the District was asked to consider additional options which may allow it to address additional priorities in the academic portion of the campus within this project by: 1) better defining the program needs and the proposed administration, guidance and special education spaces to be housed in the Annex building; 2) addressing needs associated with the cafeteria and library spaces within the Cafeteria/Library Building; 3) decentralizing special education spaces throughout the campus; 4) improving existing science facilities; and 5) demonstrating that the proposed option could work toward a coherent educational program and campus layout designed to allow for and support future projects.

Subsequent to the August meeting, the District confirmed its educational program and revised plans for special educational spaces with the Department of Elementary and Secondary Education and developed additional alternatives, Options F through H, to address the above suggestions. Although the District's budget still does not allow for it to address all of the facilities needs at this time, as a result of the work on the program and additional options studied, the District presented Option H at the September 15, 2010 MSBA Facilities Assessment Subcommittee as the recommended option which best supports their educational priorities within this project and allows for the incorporation of future work for a comprehensive campus solution.

Based upon the estimated costs and evaluation summarized in Table 1, the District and its Designer determined that the most cost effective solution that meets the District’s educational needs and priorities is “Option H” as their preferred option to proceed to the Project Scope and Budget Agreement.

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 A | 550 students Grades 9-12 | 133,385 | 57,178 (239 \$/sf) | 76,207 (218 \$/sf) | \$ 30,294,607 (227 \$/sf) |
| Option B | 550 students Grades 9-12 | 131,278 | 51,859 (225 \$/sf) | 79,419 (225 \$/sf) | \$ 29,501,474 (224 \$/sf) |
| Option B-1 | 550 students Grades 9-12 | 139,319 | 53,900 (214 \$/sf) | 85,419 (212 \$/sf) | \$ 29,701,474 (213 \$/sf) |
| Option C | 550 students Grades 9-12 | 119,493 | 40,074 (235 \$/sf) | 79,419 (227 \$/sf) | \$ 27,426,499 (230 \$/sf) |
| Option C-1 | 550 students Grades 9-12 | 125,493 | 40,074 (235 \$/sf) | 85,419 (212 \$/sf) | \$ 27,568,099 (220 \$/sf) |
| Option D | 550 students Grades 9-12 | 128,367 | 13,500 (164 \$/sf) | 114,867 (232 \$/sf) | \$ 28,895,768 (225 \$/sf) |
| Option E | 550 students Grades 9-12 | 88,324 | 33,500 (222 \$/sf) | 54,824 (266 \$/sf) | \$ 22,030,975 (250 \$/sf) |
| *Option E-1 | 550 students Grades 9-12 | 101,523 | 12,000 (160 \$/sf) | 89,523 (227 \$/sf) | \$ 22,207,609 (219 \$/sf) |
| Option F | 550 students Grades 9-12 | 101,079 | 15,289 (142 \$/sf) | 85,790 (230 \$/sf) | \$ 26,116,571 (\$258.38/sf)** |
| Option G | 550 students Grades 9-12 | 112,799 | 16,400 (142 \$/sf) | 96,399 (239 \$/sf) | \$ 25,380,568 (225 \$/sf) |
| Option G-1 | 550 students Grades 9-12 | 113,400 | 16,400 (142 \$/sf) | 97,000 (243 \$/sf) | \$ 25,851,849 (228 \$/sf) |
| Option G-2 | 550 students Grades 9-12 | 108,236 | 16,400 (137 \$/sf) | 91,836 (235 \$/sf) | \$ 23,794,814 (220 \$/sf) |
| **Option H | 550 students Grades 9-12 | 102,097 | 27,460 (\$120.65/sf) | 74,637 (\$253.81/sf) | \$ 22,256,709 (\$218.35/SF)** |

*NOTE: Only Option F and Option H were priced at Schematic Design

**NOTE: Includes site costs and haz-mat abatement

***Original Preferred Option**

**** Final Preferred Option**

Option H upgrades the existing annex building with partial renovations including administrative, guidance, special education and medical functions, as well as four classrooms provided on the ground and second floors. This building will serve as the main entrance to the school. This option provides for the renovation of the re-purposed Animal Science building into general classrooms for the academic portion of the facility, and new agricultural buildings for Animal Sciences, Agricultural Mechanics, and a horse barn. Special education spaces are distributed throughout the campus in new and renovated areas. Site improvements include landscaping and a new parking area at the main entrance. This option recognizes potential future replacement of the existing cafeteria and library to form a new quad-like arrangement of buildings surrounding a common green area.

MSBA staff has reviewed and discussed the options with the District and the Designer to better understand which educational program is most beneficial and efficient for the 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.

Project Scope and Budget Discussion

MSBA staff has reviewed the schematic drawings, specifications, and cost estimates provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$28,552,385 which includes an estimated construction cost of \$22,256,709. The basis of the Total Facilities Grant would be \$27,564,046, which excludes costs associated with legal fees, site costs exceeding 8% of the construction cost, abatement of asbestos-containing floor materials, underground storage tanks and a vegetated roof.

| Norfolk County Agricultural High School 550 Students 102,097 gsf Total Facility Project | District’s Proposed Total Project Budget | Basis of Total Facilities Grant |
|---|---|------------------------------------|
| Total Project Budget: | \$28,552,385 | \$27,564,046 |
| Project Cost per square foot: | \$280/gsf | \$270/gsf |
| Total Construction Budget: | \$22,256,709 | \$21,343,370 |
| Construction Cost per square foot: | \$218/gsf | \$209/gsf |
| Reimbursement Rate: | | 55.76% |
| Maximum Total Facilities Grant: | | \$15,369,712 |

MSBA staff recommends a maximum Total Facilities Grant of \$15,369,712 for the Project Scope and Budget Agreement and Project Funding Agreement for the addition/renovation project at the existing Norfolk County Agricultural High School.