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| District: | Greater New Bedford Regional Vocational Technical School District |
| School Name: | Greater New Bedford Regional Vocational Technical High School |
| Recommended Category: | Preferred Schematic |
| Date: | May 30, 2012 |

**Recommendation**

That the Executive Director be authorized to approve the Greater New Bedford Regional Vocational Technical School District, as part of its Invitation to Feasibility Study, to proceed into schematic design for an addition and renovation project at the Greater New Bedford Regional Vocational Technical High School. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution for an addition and renovation project at the Greater New Bedford Regional Vocational Technical High School.

| **District Information** | |
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| District Name | Greater New Bedford Regional Vocational Technical School District |
| Elementary School(s) | N/A |
| Middle School(s) | N/A |
| High School(s) | Greater New Bedford Regional Vocational Technical High School (9-12) |
| Priority School Name | Greater New Bedford Regional Vocational Technical High School |
| Type of School | High School |
| Grades Served | 9-12 |
| Year Opened | 1977 |
| Total Square Footage | 464,300 |
| Additions | Addition/renovation project completed in 2004 |
| Acreage of Site | 45.735 acres |
| Building Issues | The District identified deficiencies in the following areas:<br>– Electrical systems<br>– Plumbing systems<br>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding. |
| Original Design Capacity | Unknown |
| 2011-2012 Enrollment | 2,140 |
| Agreed Upon Enrollment | 2,060 |
| Enrollment Specifics | The District and MSBA have mutually agreed upon a design enrollment of 2,060 students serving grades 9-12. |

| **MSBA Board Votes** | |
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| Invitation to Feasibility Study | September 29, 2010 |
| Preferred Schematic Authorization | On June 6, 2012 Board agenda |
| Project Scope & Budget Authorization | District is targeting Board authorization on October 3, 2012 |

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| Reimbursement Rate Before Incentives | 77.47% |

| **Consultants** | |
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| Owner's Project Manager | Construction Monitoring Services, Inc. |
| Designer | Drummey Rosane Anderson, Inc. |

**Discussion**

The existing Greater New Bedford Regional Vocational Technical High School is a 464,300 square foot vocational technical high school that serves the city of New Bedford and the towns of Dartmouth and Fairhaven. Located on 46 acres in New Bedford, it is the largest vocational technical high school in the state. The existing facility currently houses grades 9-12.

The original school building was constructed in September 1977. Upgrades and additions were completed in the fall of 2004, including the construction of additional vocational-technical shop areas, an administration area, spaces dedicated to the delivery of the special education program, classrooms, and science spaces, and replacement of the roof. None of the work completed in 2004 will be affected by the proposed project, which is limited to the 1972 portion of the facility. The District identified numerous deficiencies in the Statement of Interest. The existing facility requires right-sizing the number and size of general and vocational classrooms, renovations to the existing science labs, expansion of the cafeteria and media center, expansion of undersized vocational programs, and right-sizing of stable or shrinking vocational programs.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied five preliminary options that included one repair only option, one renovation and repair option, two addition/renovation options, and one new construction option (refer to Table 1 below).

Upon review with its consultants, the District concluded that Option A would not conform to the needs outlined by the District in its educational program, and Option E would not be cost-effective since it requires replacement of a facility that is well-maintained and not at the end of its useful life. The District further concluded that Option B would marginally meet the needs of the educational plan with relatively extensive interior reconfigurations; Option C would accomplish the same with minor renovations and a relatively large addition to the existing facility (both Options B and C would require compromises to the proposed program due to existing adjacencies that are not ideal); and, Option D would selectively renovate areas where existing adjacencies do not meet the needs of the educational plan and add new construction only where undersized areas cannot be increased within the existing building.

**Table 1 - Summary of Preliminary Design Pricing for Final Evaluation of Options**

| Option (Description) | Total Gross Square Feet | Square Feet of Renovated Space (cost*/sf) | Square Feet of New Construction (cost*/sf) | Site, Building Takedown, Haz Mat. Cost* | Estimated Total Construction ** (cost*/sf) | Estimated Total Project Costs |
|---|---|---|---|---|---|---|
| Option A: Repair, Upgrade, and Abate | 464,300 | 464,300<br>$15/sf | N/A | $942,500 | $7,722,500<br>$17/sf | $9,653,125 |
| Option B: Renovate, Repair, Upgrade, and Abate | 464,300 | 464,300<br>$36/sf | N/A | $942,500 | $17,488,500<br>$38/sf | $21,860,625 |
| Option C: Add/Reno, Upgrade, and Abate | 513,130 | 464,300<br>$15/sf | 48,830<br>$300/sf | $942,500 | $22,371,500<br>$44/sf | $27,964,375 |
| **Option D: ***Add/Reno, Repair, Upgrade, and Abate** | **490,480** | **464,300<br>$22/sf** | **26,180<br>$300/sf** | **$942,500** | **$18,974,000<br>$39/sf** | **$23,717,500** |
| Option E: New on existing site | 463,500 | NA | 463,500<br>$300/sf | $23,475,000 | $162,525,000 | $203,156,250 |

** Marked up construction costs*
*** Does not include construction contingency*
******District's preferred option***

The District has selected Option D, Addition/Renovation, Repair, Upgrade, and Abate as the preferred solution to proceed into schematic design. The District selected Option D as its preferred alternative because it is the most cost-effective option that satisfies its educational plan.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on May 2, 2012. At that meeting, members of the FAS inquired about the District's long-term plan regarding student applications and ongoing waitlists, Chapter 74 program approval for new and modified programs, special education spaces, and accessibility.

MSBA staff 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 Compliance Certification, 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 for a design enrollment of 2,060 students for the Greater New Bedford Regional Vocational Technical High School. The District acknowledged that its programs attract more potential students than they are able to accommodate; however, they do not intend to increase the enrollment at this time.

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 solution is reasonable and cost-effective and meets the needs identified by the District.

4) The District will submit an operational budget for educational objectives and a capital budget for MSBA review.

5) The District's schematic design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education (DESE) as part of the schematic design submittal prior to a Project Scope and Budget Agreement. In addition, the District will continue to work with DESE in order to receive approval of its expanded vocational programs that it is currently planning with this project.

Based on the review outlined above, staff recommends that the Greater New Bedford Regional Vocational Technical School District be approved to proceed into schematic design for an addition and renovation project at the Greater New Bedford Regional Vocational Technical High School.