

District: Town of Georgetown
 School Name: Georgetown Middle/High School
 Recommended Category: Preferred Schematic
 Date: November 13, 2013

Recommendation

That the Executive Director be authorized to approve the Town of Georgetown, as part of its Invitation to Feasibility Study, to proceed into schematic design for a limited renovation and repair project at the Georgetown Middle/High School. MSBA staff has reviewed the Feasibility Study and supplemental material and recommends allowing the District to proceed into schematic design contingent upon the District securing all funding and authorizations necessary to complete site investigations for the proposed limit of work, performing additional testing required to confirm infiltration rates, and performing a site drainage analysis. These items must be satisfied in advance of the District completing and submitting its schematic design submittal to the MSBA to ensure that the District’s schematic design submittal for the proposed project is of sufficient detail to inform the basis of a potential Project Scope and Budget Agreement with the MSBA.

District Information	
District Name	Town of Georgetown
Elementary School(s)	Perley Elementary School (PK-1) Penn Brook School (2-5)
Middle/High School(s)	Georgetown Middle/High School (6-12)
Priority School Name	Georgetown Middle/High School
Type of School	Middle/High School
Grades Served	6-12
Year Opened	1961
Existing Square Footage	138,600
Additions	1997: addition and renovation
Acreage of Site	N/A
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Site drainage and envelope infiltration - Roof - Accessibility 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
2012-2013 Enrollment	799
Agreed Upon Enrollment	720
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 720 students serving grades 7-12.

MSBA Board Votes	
Invitation to Eligibility Period	October 3, 2012
Invitation to Feasibility Study	January 30, 2013
Preferred Schematic Authorization	On November 20, 2013 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on March 26, 2014
Reimbursement Rate Before Incentives	50.79%

Consultants	
Owner's Project Manager	Municipal Building Consultants, Inc.
Designer	Drummey Rosane Anderson, Inc.

Discussion

The existing Georgetown Middle/High School is a 138,600 square foot facility and currently serves grades 6-12. The original building was constructed in 1961 and underwent a comprehensive renovation including a small addition in 1997.

The District has indicated that due to lack of space associated with the current grade configuration, along with certain physical building aspects, it cannot appropriately deliver its desired educational program. However, given the recent approval by the MSBA to construct a new K-6 Penn Brook Elementary School, it is anticipated that the overcrowding will be alleviated once the current sixth grade population is relocated to the new Penn Brook facility.

As a condition associated with the MSBA Board of Directors' approval for the new Penn Brook Elementary School and the proposed grade reconfiguration, the District must address and resolve the programmatic, spatial, and physical issues that currently exist at the Georgetown Middle/High School. Specifically, the District must address three major areas of concern: programmatic issues previously identified by NEASC; overcrowding and reorganization in conjunction with the Penn Brook project; and site drainage and building envelope infiltration.

In conjunction with its consultants, the District performed a limited feasibility study to assess the existing conditions associated with the programmatic, spatial, and physical issues and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants identified and have proposed solutions to the most critical items in order for the District to appropriately deliver its educational program and continue to operate as a middle/high school. Certain HVAC, plumbing, fire protection, electrical, technology, and security items identified during the Feasibility Study, but not included in the scope of work for this project, will be part of a future District capital repair program.

The evaluation effort concluded with a prioritized list of items from which the District could create a scope of work critical to the programmatic, spatial, and physical issues and that could be supported financially by the District at this time. A summary of the prioritized scope is presented

below. The items are divided into three prioritized groupings, consisting of increasing levels of project scope as follows:

Summary of Preliminary Design Pricing

Category of Work / Priority	Related Work	SF of Renovated Space *(Cost/SF)	SF of New Construction *(Cost/SF)	Estimated Total Construction Cost *(Cost/SF)
<p>Category 1: Mandatory building repairs and upgrades to address accessibility requirements, mandatory code upgrades triggered by related work, and work associated with programmatic adjustments</p>	<ul style="list-style-type: none"> • Gym reconfiguration & bleacher reno • Construct partition for Gym storage • Remove partition between Anatomy, Physics, and SPED • New partitions, finishes for Chorus, Theater, Art • Structural work, finishes, partitions, new hallway • Remove existing partitions in SPED office area & construct new partition to separate Teacher Workroom & New Life Skills, extend plumbing for sink • Construct partition between Computer Lab and Media Center & demo west partition & add partitions for new SPED & storage • Renovate existing Home Economics area • 2nd floor Maps/Compass: construct openings in classroom space for windows above roof • Construct partition between SPED & Resource Room • Construct partitions for Small Group Room and Speech Room in former small classroom • New finishes - Training Room • Construct partitions for Guidance & Principal 	138,600 (\$9/SF)	N/A	\$1,210,000 (\$9/SF)
<p>Category 2: Work necessary to address water infiltration and damaged components</p>	<ul style="list-style-type: none"> • Site drainage mitigation and drain repair • Interior finishes & concrete repair (15,000 sf water damaged space) • Full roof replacement 	138,600 (\$28/SF)	N/A	\$3,865,000 (\$28/SF)
<p>Category 3: Work associated with major building systems</p>	<ul style="list-style-type: none"> • HVAC upgrades (renovated spaces) • Adjust mixing valve settings • Sprinkler protection for all rooms • Relocation of existing sprinklers and additional sprinklers for renovated areas • Power distribution: new branch circuits from existing panelboards (reno only) • Power distribution: lighting and controls disconnect, new lighting & occupancy sensors • General power new branch circuiting to new mechanical equipment for renovated areas • Fire alarm: disconnect and relocate 	138,600 (\$8/SF)	N/A	\$1,087,000 (\$8/SF)

Category of Work / Priority	Related Work	SF of Renovated Space *(Cost/SF)	SF of New Construction *(Cost/SF)	Estimated Total Construction Cost *(Cost/SF)
	existing devices for renovated areas • Phone & data for renovated areas			
Categories 1, 2 & 3***	138,600SF	138,600 (\$44/SF)	N/A	\$6,162,000 (\$44/SF)

* *Marked up construction costs*

** *Does not include construction contingency*

*** *District's preferred option*

The District has identified the work described in Categories 1, 2, and 3 as the preferred solution to proceed into schematic design because the proposed scope addresses the programmatic and spatial concerns associated with the grade reconfiguration of the construction of the new K-6 Penn Brook facility and provides a solution to site drainage and other related physical issues associated with the existing building.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on August 28, 2013. At that meeting, members of the FAS raised a number of concerns including: (1) the District’s ability to complete the evaluation and propose a solution to correct existing site drainage issues; (2) middle school science lab locations and science lab layouts; (3) middle school and high school functional and administrative separation; and (4) DESE feedback based on the proposed special education layout. Subsequent to the FAS meeting, the District has addressed concerns regarding site issues as part of the District’s proposed solution, whereas additional changes regarding the science labs and administration spaces are beyond the scope of the proposed limited renovation and repair project. Staff anticipates that comments regarding special education will be addressed and reviewed through the DESE submittal as part of the schematic design.

MSBA staff reviewed the conclusions of the Feasibility Study, all subsequent submittals, and the enrollment data with the District and found:

- 1) The Feasibility Study and supplemental materials provided appropriately identify the limited scope associated with this project and meet the conditions identified in the approval of the Penn Brook Elementary School project.
- 2) The programmatic and spatial concerns associated with the grade re-configuration at the new Penn Brook Elementary School, site drainage issues, and other related physical issues associated with the existing building have been investigated sufficiently and the District’s preferred solution is reasonable and cost-effective.
- 3) 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.
- 4) Subject to Board approval, this staff recommendation is contingent upon the District securing all funding and authorizations necessary to complete site investigations for the

proposed limit of work, performing additional testing required to confirm infiltration rates, and completing a site drainage analysis. These items must be satisfied in advance of the District completing and submitting its schematic design submittal to ensure that the District's plans for the proposed project are of sufficient detail to inform the basis of a potential Project Scope and Budget Agreement with the MSBA.

- 5) Subject to Board approval of the proposed project, the MSBA will participate in a limited repair and renovation project that includes spaces that meet MSBA guidelines, with the exception of variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.

Based on the review outlined above, staff recommends that the Town of Georgetown be approved to proceed into schematic design for a limited repair and renovation project at the Georgetown Middle/High School. MSBA staff recommends allowing the District to proceed into schematic design contingent upon the District securing all funding and authorizations necessary to complete site investigations for the proposed limit of work, performing additional testing required to confirm infiltration rates, and conducting a site drainage analysis. These items must be satisfied in advance of the District completing and submitting its schematic design submittal to ensure that the District's plans for the proposed project are of sufficient detail to inform the basis of a potential Project Scope and Budget Agreement with the MSBA.