

District: City of Pittsfield
 School Name: Taconic High School
 Recommended Category: Preferred Schematic
 Date: November 12, 2014

Recommendation

That the Executive Director be authorized to approve the City of Pittsfield, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Taconic High School on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

District Information	
District Name	City of Pittsfield
Elementary School(s)	Allendale Elementary School (K-5) Egremont Elementary School (K-5) John C. Crosby Elementary School (PK-5) Morningside Community School (PK-5) Robert T. Capeless Elementary School (PK-5) Silvio O. Conte Community School (PK-5) Stearns Elementary School (K-5) Williams Elementary School (K-5)
Middle School(s)	John T. Reid Middle School (6-8) Theodore Herberg Middle School (6-8)
High School(s)	Pittsfield High School (9-12) Taconic High School (9-12)
Priority School Name	Taconic High School
Type of School	High School
Grades Served	9-12
Year Opened	1969
Existing Square Footage	241,224
Additions	N/A
Acreage of Site	53 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Windows In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program and risks potential loss of accreditation.
Original Design Capacity	Unknown
2013-2014 Enrollment	854 Students
Agreed Upon Enrollment	920 Students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 920 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	November 18, 2009
Preferred Schematic Authorization	On November 19, 2014 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on March 25, 2015
Feasibility Study Reimbursement Rate (Incentives points are not applicable)	78.32%

Consultants	
Owner's Project Manager	Skanska USA Building, Inc.
Designer	Drummeay Rosane Anderson, Inc.

Discussion

The existing Taconic High School is a 241,224 square foot (“sf”) facility on a 53 acre site located on Valentine Road in Pittsfield Massachusetts. The existing facility currently houses 854 students in grades 9-12. The District has two high schools, with a total high school enrollment of approximately 1,800 students, which is generally equally divided between the two schools.

Taconic High School was constructed in 1969. No significant renovations or additions have been completed since the original construction. The District identified numerous deficiencies in the Statement of Interest, including outdated existing mechanical, electrical, and plumbing systems; a poorly insulated exterior envelope that allows moisture infiltration and leads to poor air quality; the building not being compliance with current accessibility and structural seismic standards; and the presence of hazardous materials. The existing building does not have a fire suppression system. In addition, the spatial configuration of the building requires significant manipulation to address the current educational and security needs of the students.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program, receiving input from educators, administrators, and facilities personnel. The District has determined that a consolidation of all Career Vocational Technical Education (“CVTE”) programs in the District at Taconic High School will increase efficiency of operations and improve collaboration among teachers. Based on labor market analyses performed by the District as a part of a pre-feasibility study, the District elected to include a total of twelve Chapter 74 approved vocational programs for the proposed facility. The Department of Elementary and Secondary Education (“DESE”) determined that these proposed programs were feasible and sustainable, based on information provided to DESE by the District.

Based on the findings of this effort, the District and its consultants initially studied four preliminary options that included a base facility repair option, two addition/renovation configurations and one new construction option, as follows:

Option	Description of Preliminary Options
-	Base Repairs, including code upgrades, mechanical systems and exterior envelope
1	Addition/Renovation– complete renovation plus a 30-40k sf Voc addition
2	Partial Demolition and Addition – renovated core facilities and a new educational wing
3	New Construction – complete replacement of the existing facility

Upon review of the Preliminary Design Program, MSBA staff and the District agreed to these four options for further development and consideration in the final evaluation and development of preliminary design pricing. Based on its initial evaluation of options, the District determined that the Base Repair Option is not viable because this option does not meet the District’s educational needs, as stated in the educational program. The District worked with its consultants to evaluate the remaining options and determine its preferred solution.

The District presented its preferred option, “Option 3,” to the MSBA Facilities Assessment Subcommittee (“FAS”) on September 10, 2014. At that meeting, members of the FAS raised a number of concerns regarding the District’s educational program, the traditional departmentally-based classroom configuration, the extent of operational funding for the proposed project, and the District’s preference for the preferred new construction “Option 3.” In response to these concerns and the MSBA’s review of the initial Preferred Schematic Report (“PSR”) submittal, the District provided an updated PSR submittal including a revised educational program, indications how the design allows for various teaching methodologies, and a revised space summary spreadsheet indicating a reduction of 15,070 total gross square feet for the preferred “Option 3,” which is reflected in the proposed budgets below:

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
Base Repairs Option	241,000	241,000 \$99/sf	0 \$0/sf	\$3,993,156	\$27,858,467 \$116/sf	\$36,200,000
Option 1: (Add/Reno)	269,600	241,000 \$213/sf	28,600 \$342/sf	\$5,467,090	\$66,581,000 \$248/sf	\$86,560,000
Option 2: (Partial Demolition and Addition)	261,600	37,000 \$218/sf	224,600 \$332/sf	\$11,028,244	\$95,778,552 \$358/sf	\$117,080,000
Option 3: (New Construction)***	247,770	0 \$0/sf	247,770 \$330/sf	\$10,769,766	\$92,533,866 \$372/sf	\$115,700,000

* Marked up construction costs

** Does not include construction contingency

*****District’s preferred option**

The District reported that the addition/renovation “Option 1” inhibits integration of the academic and CVTE curriculum; does not accommodate public access to culinary, cosmetology, and child care program spaces; limits the future flexibility to organize the school into academies; and leaves the size of many of the academic classrooms below MSBA guidelines. Because this option provides an educationally compromised configuration and includes significant student disruption during construction, the District did not select “Option 1” for its preferred solution. The District has reported that although “Option 2,” a partial demolition and addition, better addresses its educational program than “Option 1,” it still has many of the same limitations. In addition, “Option 2,” as compared to “Option 3,” is larger and more costly.

The District has selected “Option 3,” a new 9-12 Comprehensive High School facility located on the existing site to replace the existing 9-12 Taconic High School as the preferred solution to proceed into Schematic Design. The District selected “Option 3” as its preferred solution because it best supports its desire for integration of the academic and CVTE offerings, results in lower operating and maintenance costs, and minimizes disruption during construction.

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 School Building Committee form, 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 920 students for the Taconic 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 solution is reasonable, best meets the needs identified by the District, and is the most educationally appropriate and cost-effective solution.
- 4) 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.
- 5) Subject to Board approval, the MSBA will participate in a 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.
- 6) As part of the Schematic Design Phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the City of Pittsfield be approved to proceed into Schematic Design to replace the existing Taconic High School on the existing site.