

District: Mount Greylock Regional School District
 School Name: Mount Greylock Regional School
 Recommended Category: Preferred Schematic
 Date: September 23, 2015

Recommendation

That the Executive Director be authorized to approve the Mount Greylock Regional School District, as part of its Invitation to Feasibility Study, to proceed into Schematic Design for an addition and renovation project at the Mount Greylock Regional School. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

District Information	
District Name	Mount Greylock Regional School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Mount Greylock Regional School (7-12)
Priority School Name	Mount Greylock Regional School
Type of School	Middle-High School
Grades Served	7-12
Year Opened	1960
Existing Square Footage	177,404
Additions	1968: Cafeteria and library addition 2003: Single layer membrane roof
Acreage of Site	117 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Accessibility – Security In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	1,100
2014-2015 Enrollment	550
Agreed Upon Enrollment	535
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 535 students serving grades 7-12.

MSBA Board Votes	
Invitation to Eligibility Period	October 2, 2013
Invitation to Feasibility Study	July 30, 2014
Preferred Schematic Authorization	On September 30, 2015 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on January 27, 2016

Feasibility Study Reimbursement Rate (Incentives points are not applicable)	53.32%
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Consultants	
Owner’s Project Manager	Dore & Whittier Management Partners, LLC
Designer	Design Partnership of Cambridge, Inc.

Discussion

The existing Mount Greylock Regional School is a 177,404 square foot Middle-High School on 117 acres of land on Cold Spring Road in Williamstown, Massachusetts. The existing facility serves grades 7-8 within its Middle School program and grades 9-12 in the High School program.

The original building was constructed in 1960, and a cafeteria/library addition was added in 1968 to support the then growing student population. The building population is now significantly less than its original design enrollment and the facility is oversized for its intended use. In addition, the District identified numerous building deficiencies in the Statement of Interest. The existing facility remains largely unchanged from its original construction, including poor energy efficiency, outdated mechanical, electrical, and plumbing systems, non-compliant accessibility conditions, and the presence of hazardous materials. In addition, the existing building is poorly configured by today’s standards and does not meet the current educational needs of the District.

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 15 preliminary options that included one base repair/code upgrade option, nine addition/renovation configurations, and five new construction options. The following is a list of the preliminary alternatives considered:

Option	Description of Preliminary Options
BR	Base Repair / Code Upgrade option
R1a-c	Three plan variations of addition/renovation options that keep the existing Auditorium, Art, Gymnasium and classrooms
R2-4	Three plan variations of addition/renovation options that keep the existing Auditorium, Art and Gymnasium, with new classroom additions
R5	Addition/renovation option, keeps the Cafeteria, Library and Science areas, and includes a new classroom wing
R6	Addition/renovation option, keeps the Gymnasium only, includes an addition east of entrance
R7	Addition/renovation option, similar to Option R6, includes a courtyard design addition
N1	New construction option, northeast of existing building, over the existing bus loop
N2	New construction option, east of existing building, over the existing parking
N3a-b	Two plan variations of a new construction option, west of the existing building
N4	New construction option, west of existing building, over existing bus loop and parking

Based on continued evaluation and input from the District, the design team further developed the R1c, R7 and N3b options to improve how each option addressed the educational objectives. Three

variations of R1c were developed including R1c.1 (80% renovation), R1c.2, and R1c.3 (both 40% renovation). R7.1 (20% renovation) and N3b.1 (a variation of N3b) were also developed. Upon further review, MSBA staff and the District agreed to four final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented 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
Option BR: Base repair/code upgrade	177,404	177,404 \$301/sf	-	\$5,313,823	\$58,774,959 \$331/sf	\$67,270,910
Option R1c.1: Major renovation/limited addition	132,906	106,019 \$344/sf	26,887 \$469/sf	\$7,711,889	\$56,805,749 \$427/sf	\$69,202,814
Option R1c.3: Major addition/limited renovation***	132,895	53,215 \$363/sf	79,680 \$379/sf	\$7,461,740	\$56,964,178 \$429/sf	\$69,478,178
Option N3b.1: New construction	132,390	-	132,390 \$393/sf	\$9,640,540	\$61,679,079 \$466/sf	\$74,337,164

* *Marked up construction costs*

** *Does not include construction contingency*

*** *District's preferred option*

The District has selected the addition/renovation “Option R1c.3” as the preferred solution to proceed into Schematic Design because it is educationally appropriate and cost-effective. This option retains the existing auditorium, the mechanical/custodial wing, and the gymnasium/locker wing, while building an addition that has a consolidated three-story classroom wing, cafeteria, media/technology center, and administrative entrance. The alternate major renovation/limited addition “Option R1c.1” was not selected due to the extended phasing and construction duration required in the renovated classroom areas. MSBA staff continues to work with the design team to determine the extent that some existing mechanical systems, which were part of a 2008 project that received an MSBA grant, may remain in the proposed design in order to determine MSBA cost recovery, if any.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on September 9, 2015. At that meeting, members of the FAS raised a number of concerns regarding:

- potential existence of site contaminants, and the extent of required remediation;
- potential capital apportionment adjustments to the Mount Greylock Regional Agreement related to changing enrollment, and how this might affect public outreach and local approval of this project;

- resolution of local conversations regarding the potential exit of Lanesborough from the Mount Greylock Regional Agreement should the Town choose to send its students to the recently renovated Adams-Cheshire Middle/High School;
- further development of the proposed building entry area;
- potential to develop or increase break-out spaces in the corridors or other areas;
- scheduled opportunities for professional development;
- considerations of lengthening class periods for science and specials;
- potential future uses for the stained glass shop;
- extent of tuition-in students from non-member districts and whether a capital construction fee would be applied to tuition-in fees; and
- remediation of current moisture concerns in the existing building.

The FAS requested that the District keep the MSBA informed of conversations with member towns and surrounding communities as the proposed project progresses.

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

- 1) 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.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 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, 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.
- 5) 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 Mount Greylock Regional School District be approved to proceed into Schematic Design for an addition and renovation project at the Mount Greylock Regional School.