

District: Triton Regional School District
 School Name: Pine Grove School
 Recommended Category: Preferred Schematic
 Date: February 8, 2017

Recommendation

That the Executive Director be authorized to approve the Triton Regional School District, as part of its Invitation to Feasibility Study, to proceed into Schematic Design for a limited renovation and repair project at the Pine Grove School. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution.

District Information	
District Name	Triton Regional School District
Elementary School(s)	Newbury Elementary School (PK-6) Pine Grove School (PK-6) Salisbury Elementary (PK-6)
Middle School(s)	Triton Regional Middle School (7-8)
High School(s)	Triton Regional High School (9-12)
Priority School Name	Pine Grove School
Type of School	Elementary School
Grades Served	PK-6
Year Opened	1954
Existing Square Footage	90,852 GSF
Additions	1962 and 1988
Acreage of Site	16.19 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical, electrical, plumbing, and fire protection - Envelope including exterior walls, windows, and roofing
Original Design Capacity	Unknown
2015-2016 Enrollment	500 students
Agreed Upon Enrollment	415 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 415 students for grades K-6, for a project that will serve grades PK-6.

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	July 20, 2016
Preferred Schematic Authorization	On February 15, 2017 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on June 28, 2017
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	48.47%

Consultants	
Owner’s Project Manager (the “OPM”)	Pinck & Company, Inc.
Designer	Dore & Whittier Architects, Inc.

Discussion

The existing Pine Grove School is an 85,980 square foot elementary school located in Rowley on an 18 acre site. The existing facility currently serves students in grades PK-6.

The original school, comprised of the cafeteria and the single-story North wing, was built in 1954. In 1962, a two-story South wing was added, and in 1988, a two-story East wing was added. The District identified numerous deficiencies in its Statement of Interest including issues with existing mechanical, electrical, plumbing, and fire protection systems, the building envelope, technology infrastructure, and programmatic adjacencies. The Statement of Interest also indicates that the existing building lacks a standby generator, a condition of concern related to public safety.

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 engaged in discussions with the MSBA for a potential limited scope repair.

Based on this premise, the District and design team established the following initial options that informed the evaluation and development of the preferred solution. All three initial options considered various levels of work including: interior and exterior code/accessibility upgrades; mechanical, electrical, plumbing and fire protection systems upgrades; finish upgrades; and programmatic adjacency modifications.

In addition to the items listed above, it was determined that due to the age and condition of the existing septic system, upgrades and/or replacement will be required. Therefore, the cost to provide the necessary septic upgrades is included in the estimated preliminary site cost. The MSBA will consider any septic work ineligible for reimbursement. The following is a detailed list of the preliminary alternatives considered and the potential scope of work for each:

Option	Description of Preliminary Options
A	Base Repair/Code Upgrade: Establishes a base level repair/renovation of finish elements, with a partial-to-full replacement of major systems, demolition of interior walls associated with code-only elements, and with site work limited to septic, accessibility, and safety issues.
B	Repair/Renovation for Improved Performance: Establishes a level of repair/renovation consistent with complete finish elements, interior furring for exterior wall insulation, with full replacement of major systems, programmatic reorganization consistent with the District's desired adjacencies, and with site work limited to septic, accessibility, and safety issues.
C	Repair/Renovation for Superior Performance: Establishes a level of repair/renovation consistent with complete finish elements, adding brick veneer for exterior wall insulation, installation of high performance windows, with full replacement of major systems incorporating full air conditioning, adding photovoltaic array and rainwater harvesting cistern, programmatic reorganization consistent with the District's desired adjacencies, and with site work limited to septic, accessibility, and safety issues.

In addition to Options A, B, and C described above, the District and design team considered two potential alternatives to improve the existing site related to concerns regarding safety and

circulation. Both potential site options were evaluated by the District and design team and the District expressed a desire to include ‘Site Option 2’ as a potential construction alternate. The MSBA understands that this decision requires further evaluation by the District and design team during the early stages of the schematic design phase. Below is a preliminary description of the two site improvement options considered. It should be noted that preliminary costs for these potential alternates is not included in the preliminary pricing table below.

Option	Site Options Description
1	Consists of limited new paving; reconfigures parking to provide queuing space for buses separate from cars; and provides new curb cuts.
2	Consists of a new driveway routed behind the North wing with a bus loop; provides complete separation between buses and cars; proposes improved access to the garden and gym; proposes improved emergency egress; and provides new curb cuts.

Based on the scope of work established in Options A, B, and C, the District and design team established preliminary design pricing (exclusive of the Site Options 1 and 2 listed above) for each option as presented in the table below.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option A: Base repair/ Code upgrade	90,852	90,852 \$230/sq. ft.	N/A	\$1,318,897	\$22,254,378 \$245/sq. ft.	\$26,705,253
<i>Option B: Repair/ renovation for improved performance***</i>	<i>90,852</i>	<i>90,852</i> <i>\$297/sq. ft.</i>	<i>N/A</i>	<i>\$1,318,897</i>	<i>\$28,336,465</i> <i>\$312/sq. ft.</i>	<i>\$34,003,758</i>
Option C: Repair/ renovation for superior performance	90,852	90,852 \$356/sq. ft.	N/A	\$1,318,897	\$33,634,953 \$370/sq. ft.	\$40,361,944

* *Marked up construction costs*

** *Does not include construction contingency*

*** ***District’s preferred option***

The District has selected ‘Option B’, as the preferred solution to proceed into schematic design. Based on the various levels of work evaluated as part of this study, the District identified ‘Option B’ as the option that best represents the level of repair required to extend the life of the existing facility and to enable the District to continue the successful delivery of its educational program.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on December 14, 2016. At that meeting, members of the FAS discussed a number of topics with the District including: identifying scope related to proposed accessibility, proposed need/utilization of a dedicated S.T.E.A.M. room, possibility of performing project-based learning in general classrooms at the elementary grade level, consideration of installing sinks in all general

classrooms, the importance of employing a professional librarian, concern for the current/proposed allotted time dedicated to physical education and consideration of ways to bring back more physical education, consideration of the proposed amount of space associated with the Media Center, the District's appetite to provide additional Pre-Kindergarten opportunities, and the apparent high cost associated with a limited repair project.

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

- 1) The options investigated are sufficiently comprehensive in scope, the approach undertaken in this study is 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. It should be noted that the costs associated with upgrading or replacing the existing septic system will be ineligible for reimbursement.

Based on the review outlined above, staff recommends that the Triton Regional School District be approved to proceed into Schematic Design for a limited renovation and repair project at the Pine Grove School.