

District: City of Attleboro
 Recommended Category: Preferred Schematic
 Date: August 16, 2017

Recommendation

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

District Information	
District Name	City of Attleboro
Elementary Schools	Early Learning Center (PK) A. Irvin Studley Elementary School (K-4) Hill-Roberts Elementary School (K-4) Hyman Fine Elementary School (K-4) Peter Thacher Elementary School (K-4) Thomas Willett Elementary School (K-4)
Middle Schools	Cyril K. Brennan Middle School (5-8) Robert J. Coelho Middle School (5-8) Wamsutta Middle School (5-8)
High Schools	Attleboro Community Academy (10-12) Attleboro High School (9-12)
Priority School Name	Attleboro High School
Type of School	High School
Grades Served	9-12
Year Opened	1961
Existing Square Footage	428,700
Additions	1971
Acreage of Site	35 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Windows/Building envelope – Accessibility 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	Unknown
2016-2017 Enrollment	1,671
Agreed Upon Enrollment	1,725
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,725 students serving grades 9-12.

MSBA Board Votes	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	November 18, 2015
Preferred Schematic Authorization	On August 23, 2017 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on December 13, 2017
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	60.75%

Consultants	
Owner’s Project Manager (the “OPM”)	Skanska USA Building, Inc.
Designer	Kaestle Boos Associates, Inc.

Discussion

The existing Attleboro High School is a 428,700 square foot building located on a 35-acre site, which currently serves grades 9-12. It is a three-level building that was originally constructed in 1960 as an “open-classroom” concept high school. A major addition and renovation project was completed in 1971 resulting in the relocation of several offices and classrooms. Following the 1971 addition and renovation, there have been several repair and replacement projects dating back to 1988, in an effort to maintain the facility and adapt to the changing educational needs. Additionally, in 2009, the existing roof was replaced with a new PVC roof membrane system.

The District identified numerous deficiencies in the Statement of Interest that are associated with: outdated and failing mechanical and electrical systems, lack of a full-coverage fire suppression system, plumbing systems, and the building envelope. The District also identified non-compliant accessibility issues and space constraints inhibiting the District’s ability to deliver its educational program.

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 twelve (12) preliminary options that include one (1) base repair option, four (4) addition/renovation configurations, and seven (7) new construction options. The following is a detailed list of the preliminary alternatives considered.

Option	Description of Preliminary Options
Option 1: (Base Repair)	“No Build” option is based on correction and/or repair of conditions recommended only to meet code.
Option 2	Renovation of the existing facility 428,700 sq. ft. (Not Selected)
Option 3A	Addition/Renovation of the existing facility (Not Selected)
Option 3B	Addition/Renovation of the existing facility (349,361 sq. ft. addition)
Option 3C	Addition/Renovation of the existing facility (338,515 sq. ft. addition)
Option 4A	New Construction at the existing site (Not Selected)
Option 4B	New Construction at the existing site (east-west direction along Rathbun Willard Dr.)
Option 4C	New Construction at the existing site (Not Selected)

Option	Description of Preliminary Options
Option 4D	New Construction at the existing site (Not Selected)
Option 4E	New Construction at the existing site (Not Selected)
Option 4F	New Construction at the existing site (on existing parking/ball fields, curved layout)
Option 4G	New Construction at the existing site (on existing parking/ball fields, North curved layout)

Upon further review, MSBA staff and the District agreed to six (6) 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*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz. Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option 1: (Base Repair)	428,000	428,000 \$306/sq. ft.	0 \$0/sq. ft.	\$32,937,840	\$164,000,000 \$383/sq. ft.	\$196,800,000
Option 3B: (Addition/Renovation)	475,324	125,963 \$317/sq. ft.	349,361 \$445/sq. ft.	\$42,780,095	\$238,338,192 \$501/sq. ft.	\$287,196,850
Option 3C: (Addition/Renovation)	466,335	127,820 \$314/sq. ft.	338,515 \$434/sq. ft.	\$43,239,176	\$230,541,059 \$494/sq. ft.	\$286,051,648
Option 4B: (New Construction)***	482,545	0 \$0/sq. ft.	482,545 \$396/sq. ft.	\$29,222,754	\$220,455,338 \$456/sq. ft.	\$265,321,085
Option 4F: (New Construction)	497,500	0 \$0/sq. ft.	497,500 \$395/sq. ft.	\$29,347,303	\$226,093,628 \$454/sq. ft.	\$271,805,124
Option 4G: (New Construction)	487,875	0 \$0/sq. ft.	487,875 \$391/sq. ft.	\$28,840,360	\$219,643,394 \$450/sq. ft.	\$264,387,356

* Marked up construction costs

** Does not include construction contingency

***District's preferred solution

The District has selected "Option 4B", which replaces the existing Attleboro High School with a new facility serving students in grades 9-12, as the preferred solution to proceed into Schematic Design. The District selected this option as it preferred solution because it best meets the needs of the District's educational program, allows the school community to create its ideal learning environment, and is anticipated to provide the least construction impact compared to the other options.

“Option 1” (Base Repair) was eliminated because it did not address the educational goals or correct the educational deficiencies of the District. “Options 3B and 3C” (Addition/Renovation) were determined to be less viable because these options required an extended, phased renovation, creating significant disruption to the learning environment. Additionally, these options do not fully meet the needs of the District’s educational plan and result in a higher total estimated project cost, when compared to “Option 4B”.

Although “Option 4F and 4G” (New Construction) were considered viable solutions, further investigations of these options revealed the need to relocate an existing utility easement and raised safety concerns over construction in close proximity to existing power lines.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on July 27, 2017. At that meeting, members of the FAS discussed the following topics: the District’s educational plan and its relation to the Preferred Solution; the level of development of the conceptual floor plans; class size and teacher to student ratio; school schedule; location and number of elevators, utilization of the proposed maker spaces and lecture rooms; potential for corridors with breakout spaces; courtyard maintenance; cafeteria location and noise impact to surrounding areas; consideration of hearing assistive technology throughout the school; Chapter 74 programming and public access and interaction; staffing of the media center and the curating of school materials; how the building organization supports the grouping of students into houses; sustainability; and using a holistic approach to develop the site and massing of the proposed building.

Based on the District’s presentation and the FAS members’ feedback at the July 27, 2017 FAS meeting and MSBA staff review comments in the Preferred Schematic Report, MSBA staff requested that the District submit an updated preferred solution including an updated educational program, space summary, sustainability documentation, floor plans, site plan, budget, and schedule, as a condition to staff’s recommendation of the preferred solution.

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 were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District’s preferred solution is reasonable and cost-effective; however, MSBA staff must still review and accept the updated preferred solution as outlined above, to clarify and confirm that the District’s preferred solution meets the needs identified by the District.
- 2) Prior to the submission of the District’s Schematic Design submittal, the MSBA requests that the District be available to present the updated preferred solution to the FAS should the MSBA determine that an updated presentation is required. This update would ensure a mutual understanding and agreement of the proposed project scope and ensure that this scope will be reflected in the District’s Schematic Design submittal.
- 3) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.

- 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) MSBA records show a total MSBA payment of \$2,985,154 for the Attleboro High School Roof Replacement Projects, #W20014232, #200800160505, and #201000160505G. Pursuant to the MSBA's enabling legislation, the MSBA's regulations, and the District's proposed plan to replace the existing Attleboro High School for which it received school building grant funding from the Commonwealth for prior projects, the MSBA may recover a pro-rated portion of the financial assistance that the District received for previous grants. The exact amount to be recovered will be established at the conclusion of the Schematic Design.
- 7) 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 Attleboro be approved to proceed into Schematic Design to replace the existing Attleboro High School with a new facility on the existing site.