District: Nauset Regional School District
School Name: Nauset Regional High School
Recommended Category: Preferred Schematic
Date: August 21, 2019

Recommendation

That the Executive Director be authorized to approve the Nauset Regional School District (the "District"), as part of its Invitation to Feasibility Study, to proceed into Schematic Design for an addition and renovation project at the Nauset Regional High School contingent upon the District gaining full ownership, control, and exclusive use of the site. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred schematic.

District Information	
District Name	Nauset Regional School District
Elementary School(s)	N/A
Middle School(s)	Nauset Regional Middle School (6-8)
High School(s)	Nauset Regional High School (9-12)
Priority School Name	Nauset Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1970
Existing Square Footage	178,058
Additions	In 1995 a seventh building was added to the campus, the roofs of all original buildings were replaced, and the electrical panels were upgraded. Roofs and windows were replaced campus-wide in 2012.
Acreage of Site	72 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Building Interiors & Finishes In addition to the physical plant issues, the District reported insufficient square footage, overcrowding, and accessibility concerns.
Original Design Capacity	800
2018-2019 Enrollment	937
Agreed Upon Enrollment	905
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 905 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	February 14, 2018
Preferred Schematic Authorization	On August 28, 2019 Board agenda

Project Scope & Budget Authorization	District is targeting Board authorization in February 2020.
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	37.95%

Consultants	
Owner's Project Manager (the "OPM")	Daedalus Projects, Inc.
Designer	Flansburgh Associates, Inc.

Discussion

The existing Nauset Regional High School which currently houses grades 9-12, is a 178,058 square foot regional high school on a 72- acre site located at 100 Cable Road in Eastham. The original facility was constructed in 1970 and is distinctive for its campus-like design which combines multiple free-standing structures, exterior courtyards and a circulation system of interior and exterior pathways. Campus-wide renovations and the addition of a seventh building were completed in 1995. Roofs and windows of each building were replaced in 2012 as part of the MSBAs Green Repair Program.

The District identified numerous deficiencies in the Statement of Interest, including a lack of accessibility, outdated science labs and technology, overcrowding due to increased enrollment and changes in educational delivery methods, insufficient space for Special Education programs, storage and parking challenges, building systems that are at the end of their useful life, including HVAC, electrical and security systems, and material finishes that show excessive wear and need replacing.

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 these efforts, the District and its consultants initially studied eleven (11) preliminary options that included one (1) base repair option, eight (8) addition/renovation options and two (2) new construction options. The following is a detailed list of the preliminary options considered.

Option	**Description of Preliminary Options**
1	Base Repair – Retain 100% of existing facility plus add circulation space for accessibility. Estimated construction cost of $72.5 million.
2	Addition/Renovation – Retain 100% of existing facility plus add circulation space for accessibility and three small additions. Estimated construction cost of $104 million.
3	Addition/Renovation – Retain 97% of existing facility plus add circulation space for accessibility and targeted additions. Estimated construction cost of $104.6 million.
4A	Addition/Renovation – Retain 74% of existing facility plus add circulation space for accessibility and targeted additions. Estimated construction cost of $108 million.
4B	Addition/Renovation – Retain 72% of existing facility plus add circulation space for accessibility and targeted additions. Estimated construction cost of $108 million.
5A	Addition/Renovation – Retain 58% of existing facility plus add new auditorium, cafeteria and arts wing. Estimated construction cost of $111.3 million.

5B	Addition/Renovation – Retain 67% of existing facility plus add new auditorium, cafeteria and arts wing. Estimated construction cost of $111.3 million.
6A	Addition / Renovation – Retain 33% of existing facility plus add new academic and community space. Estimated construction cost of $115.8 million.
6B	Addition/Renovation – Retain 37% of existing facility plus add new classroom building, new gym and new arts and community wings. Estimated construction cost of $115.8 million.
7A	New Construction – Demolish existing facility and replace with a new facility composed of multiple buildings and courtyards in the language of the existing facility. Estimated construction cost of $116.4 million.
7B	New Construction – Demolish existing facility and replace with a new facility composed of multiple buildings and courtyards in the language of the existing facility. Estimated construction cost of $116.4 million.

Upon further review, the District narrowed its list of options from eleven (11) to six (6). Option 2 was eliminated because it did not satisfy the program adjacency requirements of the District's Educational Program and provided minimal improvement to the overall functioning of the facility. Option 3 was eliminated because it would require the costly relocation of the town water main and because other schemes also offered the desired consolidation of community programs. Although Options 5A, 6A, and 7A offered similar benefits when compared to Options 5B, 6B, and 7B, they were eliminated because in each case the School Building Committee preferred the specific massing, spatial relationships and exterior spaces reflected in the latter group of options.

Following this narrowing of options, the District further developed six (6) options for consideration in the final evaluation of options, and prepared preliminary pricing for each option as presented below.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	**Total Gross Square Feet (sf)**	**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 1 (Base Repair w/ req'd circ)	192,029	184,629 $343/sf	7,400 $452/sf	$8,210,600	$74,899,702 $390/sf	$92,875,630
Option 4A (Addition/ Renovation)***	***220,350***	***111,650*** ***$356/sf***	***108,700*** ***$500/sf***	***$18,824,484***	***$112,926,276*** ***$512/sf***	***$140,028,582***
Option 4B (Addition/ Renovation)	220,350	110,700 $349/sf	109.650 $504/sf	$18,824,484	$112,703,762 $511/sf	$139,752,665
Option 5B: (Addition/ Renovation)	220,350	108,800 $356/sf	111,550 $470/sf	$18,652,017	$109,733,282 $498/sf	$136,069,270

Option (Description)	Total Gross Square Feet (sf)	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 6B (Addition/ Renovation)	220,350	68,650 $354/sf	151,700 $468/sf	$18,970,821	$114,258,796 $519/sf	$141,680,907
Option 7B (New Construction)	220,350	N/A	220,350 $447/sf	$23,759,076	$122,348,076 $555/sf	$151,711,614

** Marked up construction costs*
*** Does not include construction contingency*
******District's Preferred Schematic***

The District has selected Option 4A, Addition/Renovation, as the Preferred Schematic to proceed into Schematic Design. The District selected Option 4A because it addresses the educational program, retains the architectural and spatial character of the existing facility, improves the efficiency and clarity of the structure's programmatic organization and circulation, and addresses the District's need for more space and new material finishes and building systems.

The District's selection criteria for final evaluation of options included retention of the existing structure and its distinctive material and spatial character, consolidation of academic and community spaces, creation of separate academic and community courtyards, clear student and community entrances, improved sight lines and perimeter fencing for increased security, and retention of as much existing site vegetation as possible.

Option 1 was eliminated because it did not satisfy the requirements of the District's Educational Program. Option 7B was eliminated by the District because of its estimated cost, its impact on a mapped habitat for rare and endangered species, and because its anticipated construction would result in the loss of an architecturally distinctive group of buildings.

Option 5B was eliminated by the District because the design produced a dense footprint in which the architectural character would not be in keeping with the dispersed layout of the existing campus. Option 6B was eliminated by the District because of its proximity to the property line and abutters, its low retention percentage of existing buildings, and the proposed location for the community entrance, which the School Building Committee ("SBC") believed to be too deep into the site.

Finally, Option 4B was eliminated by the District because the SBC believed the anticipated design of Option 4A results in a more favorable solution in activating the community courtyard through program distribution and of consolidating community programs in a single, compact wing.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee ("FAS") on August 7, 2019. At that meeting, members of the FAS expressed their appreciation for the District's educational program and for the way in which the proposed plans reflect the District's educational vision. Members of the FAS noted that the plans also reflect a clear organizational logic and thoughtful integration of interior and exterior spaces. Members of the FAS offered the following observations for review by the District and its design team: explore

possible redistribution of special education spaces to ensure even distribution throughout the floorplan, for example, the possibility of swapping the proposed locations of the Culinary Arts and Life Skills classrooms; consider a simple material palette to help keep costs down while still complementing the existing architecture; consider developing plans for how courtyards might be programmed to support learning activities; consider programming the second half of senior year to allow students to pursue science research and related social studies and English projects; and explore the possibility of funding the proposed science labs through the District's existing academic and corporate partners.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals 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 Schematic 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, which is prior to executing 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, except for 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 MSBA will continue to work with the District to better understand the total area associated with health and physical education and how the space serves the student population and the renovation of the existing facility.

6) Pursuant to the MSBA's enabling legislation, the MSBA's regulations, and the District's proposed plan to demolish and replace portions of existing facility for which it received a school building grant from the Commonwealth for a prior project, the MSBA will recover a prorated portion of the financial assistance that the District has received for the previous project. The exact amount to be recovered will be established at the conclusion of the Schematic Design phase. Cost recovery will be assessed based on the scope and project schedule established during 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 Nauset Regional School District be approved to proceed into Schematic Design for an addition and renovation project at the Nauset Regional High School contingent upon the District gaining full ownership, control, and exclusive use of the site. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred schematic.