District: Greater Fall River Vocational School District
School Name: Diman Regional Vocational Technical High School
Recommended Category: Preferred Schematic
Date: April 7, 2021

Recommendation

That the Executive Director be authorized to approve the Greater Fall River Vocational School District (the "District"), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Diman Regional Vocational Technical High School with a new facility serving grades 9-12 on the existing site ("Preferred Schematic"). MSBA staff has reviewed the Feasibility Study and accepts the District's Preferred Schematic.

District Information	
District Name	Greater Fall River Vocational School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Diman Regional Vocational Technical High School (9-12)
Priority School Name	Diman Regional Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1968
Existing Square Footage	234,468
Additions	Minor upgrades to locker rooms in 2014, and remodeling of science labs in 2017
Acreage of Site	33.31 acres
Building Issues	The District identified deficiencies in the following areas: – Electrical systems – Plumbing systems – Envelope – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2020-2021 Enrollment	1,452
Agreed Upon Enrollment	Study Enrollment includes the following configurations: – 1,400 students as currently configured (grade configuration 9-12) – 1,645 students with proposed expansion of Chapter 74 Programming (grade configuration 9-12) – Between 1,440 - 1,645 students with proposed expansion of Chapter 74 Programming (grade configuration 9-12) – 1,500 students (grade configuration 9-12) (Preferred Schematic)

District Information	
Enrollment Specifics	Contingent upon the Board's approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 1,500 students in grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Undetermined

MSBA Board Votes	
Invitation to Eligibility Period	December 13, 2017
Invitation to Feasibility Study	June 26, 2019
Preferred Schematic Authorization	On April 14, 2021 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on December 15, 2021
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	68.97%

Consultants	
Owner's Project Manager (the "OPM")	Colliers Project Leaders NE, LLC
Designer	Kaestle Boos Associates, Inc.

Discussion

The existing Diman Regional Vocational Technical High School is a 234,468 square foot facility located on a 33.31-acre site in Fall River, Massachusetts. The school currently serves students in grades 9-12 and offers (18) Chapter 74 career vocational programs. The original school building was constructed in 1968, with minor upgrades to locker rooms in 2014, and remodeling of science labs in 2017. Please note, the District includes the following communities: Fall River, Somerset, Swansea, and Westport.

The District's Statement of Interest ("SOI") identified numerous deficiencies in the existing facility associated with outdated mechanical, electrical, and plumbing systems; building envelope; accessibility issues; overcrowding; and existing spaces not conducive for delivering the District's educational program.

As part of the Feasibility Study, the MSBA mutually agreed with the District to explore the following three enrollment options for students in grades 9-12: 1,400 students (current configuration), 1,645 students (proposed expansion of Chapter 74 Programming), and an option that ranges between 1,400-1,645 students (with expansion of Chapter 74 Programming).

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 (9) preliminary options that include: (1) base repair option, (2) addition/renovation options, and (6) new construction options as presented below.

Option	Description of Preliminary Options
1	Base Repair for grades 9-12 with an enrollment of 1,400 students with an estimated project cost of $156-161 million.
2-1	Addition/renovation for grades 9-12 with an enrollment of 1,400 students with an estimated project cost of $331-335 million.
2-2	Addition/Renovation for grades 9-12 with an enrollment of 1,645 students with an estimated project cost of $371-376 million.
3A-1	New Construction for grades 9-12 with an enrollment of 1,400 students with an estimated project cost of $319-322 million.
3A-2	New Construction for grades 9-12 with an enrollment of 1,645 students with an estimated project cost of $354-358 million.
3B-1	New Construction for grades 9-12 with an enrollment of 1,400 students with an estimated project cost of $314-316 million.
3B-2	New Construction for grades 9-12 with an enrollment of 1,645 students with an estimated project cost of $347-351 million.
3C-1	New Construction for grades 9-12 with an enrollment of 1,400 students with an estimated project cost of $311-315 million.
3C-2	New Construction for grades 9-12 with an enrollment of 1,645 students with an estimated project cost of $346-349 million.

As a result of this analysis, the District determined all nine (9) options would be further developed and considered in the final evaluation. Subsequent to the evaluation of preliminary options, the District began exploring additional options for 1,500 students in order to align estimated project costs with the District's project budget.

In an effort to comprehensively study all enrollment options, "Options 2-1 and 2-2" were further developed into six (6) additional options referred to as "Options 2A-1, 2A-2, and 2A-3" and "Options 2B-1, 2B-2, and 2B-3". Additionally, three (3) new construction options were included for the 1,500 student scenarios referred to as "Options 3A-3, 3B-3, and 3C-3". An additional, six (6) new construction options were also considered, "Options 3D-1, 3D-2, and 3D-3" and "Options 3E-1, 3E-2, and 3E-3". More information on these options can be found in the chart below.

With the addition of several options since the initial list, MSBA staff and the District agreed to explore a total of (22) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: (1) code upgrade option, (6) addition/renovation options, and (15) new construction options.

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	234,468	234,468 $275/sq. ft.	N/A	$7,886,584	$72,276,186 $308/sq. ft.	$152,159,867

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 2A-1: Add/ Reno – 1,400 students	374,769	114,861 $302/sq. ft.	259,908 $371/sq. ft.	$24,151,961	$155,378,584 $415/sq. ft.	$281,405,503
Option 2A-2: Add/ Reno – 1,645 students	411,709	151,801 $302/sq. ft.	259,908 $371/sq. ft.	$24,151,961	$166,544,807 $405/sq. ft.	$301,902,979
Option 2A-3: Add/ Reno – 1,500 students	389,432	129,524 $302/sq. ft.	259,908 $371/sq. ft.	$24,151,961	$159,810,915 $410/sq. ft.	$289,541,791
Option 2B-1: Add/ Reno – 1,400 students	374,769	114,861 $303/sq. ft.	259,908 $371/sq. ft.	$24,224,711	$155,476,979 $415/sq. ft.	$281,648,464
Option 2B-2: Add/ Reno – 1,645 students	411,709	151,801 $303/sq. ft.	259,908 $371/sq. ft.	$24,224,711	$166,679,034 $405/sq. ft.	$302,126,353
Option 2B-3: Add/ Reno – 1,500 students	389,432	129,524 $303/sq. ft.	259,908 $371/sq. ft.	$24,224,711	$159,923,534 $411/sq. ft.	$289,776,977
Option 3A-1: New Construction – 1,400 students	388,680	N/A	388,680 $592/sq. ft.	$27,454,151	$257,709,628 $663/sq. ft.	$282,903,351
Option 3A-2: New Construction – 1,645 students	419,535	N/A	419,535 $585/sq. ft.	$27,454,151	$272,936,666 $651/sq. ft.	$298,129,591
Option 3A-3: New Construction – 1,500 students	406,898	N/A	406,898 $588/sq. ft.	$27,454,151	$266,697,968 $655/sq. ft.	$291,891,700
Option 3B-1: New Construction – 1,400 students	388,689	N/A	388,689 $591/sq. ft.	$27,551,609	$257,255,147 $662/sq. ft.	$282,240,562
Option 3B-2: New Construction – 1,645 students	419,535	N/A	419,535 $584/sq. ft.	$27,551,609	$272,425,798 $649/sq. ft.	$297,411,380
Option 3B-3: (New Construction – 1,500 students)	406,898	N/A	406,898 $587/sq. ft.	$27,551,609	$266,209,493 $654/sq. ft.	$291,196,194
Option 3C-1: New Construction – 1,400 students	388,689	N/A	388,689 $591/sq. ft.	$26,533,267	$256,384,507 $660/sq. ft.	$282,435,729

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 3C-2: New Construction – 1,645 students	419,535	N/A	419,535 $584/sq. ft.	$26,533,267	$271,680,154 $648/sq. ft.	$297,731,647
Option 3C-3: New Construction – 1,500 students	406,898	N/A	406,898 $587/sq. ft.	$26,533,267	$265,410,876 $652/sq. ft.	$291,465,210
Option 3D-1: New Construction – 1,400 students	388,689	N/A	388,689 $588/sq. ft.	$27,245,198	$255,883,728 $658/sq. ft.	$280,973,751
Option 3D-2: New Construction – 1,645 students	419,535	N/A	419,535 $582/sq. ft.	$27,245,198	$271,003,424 $646/sq. ft.	$296,093,889
Option 3D-3: New Construction – 1,500 students	406,898	N/A	406,898 $584/sq. ft.	$27,245,198	$264,808,526 $651/sq. ft.	$289,899,466
Option 3E-1: New Construction – 1,400 students	388,689	N/A	388,689 $572/sq. ft.	$26,647,262	$249,167,828 $641/sq. ft.	$272,597,411
Option 3E-2: New Construction – 1,645 students	419,535	N/A	419,535 $565/sq. ft.	$26,647,262	$263,864,937 $629/sq. ft.	$287,292,315
Option 3E-3: New Construction – 1,500 students***	***406,898***	***N/A***	***406,898 $572/sq. ft.***	***$26,647,262***	***$259,592,298 $638/sq. ft.***	***$281,272,102***

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

The District has selected "Option 3E-3" as its Preferred Schematic to proceed into Schematic Design. The District selected "Option 3E-3" because it best meets the needs of the District's educational program, provides the least impact during construction, is the least costly of the new construction options evaluated with an enrollment of 1,500 students, provides the most compact building footprint, and is anticipated to significantly improve site circulation. The Preferred Schematic allows the District to expand the overall capacity of the school by approximately 100 students, realign its programming offerings, and modernize associated spaces. The District submitted a revised Chapter 74 Vocational Technical Education Viability Submission to the MSBA on March 16, 2021 that reflects the selected enrollment and programming changes proposed in its Preferred Schematic. The proposed changes include 1 new program, an expansion of seven existing programs, a reduction in the capacity of 4 existing programs, while the remaining seven programs will continue based on existing capacity; resulting in a proposed facility that offers 19 Chapter 74 Vocational Technical Education Programs to 1,500 students.

As a result of this analysis, the District determined that "Option 1" was not considered a viable option because it does not meet the needs of the District's educational program, does not address the need for additional space required for the current enrollment, and would result in significant disruption to ongoing education during construction.

"Options 2A-1, 2A-2, and 2A-3" were not selected by the District because these options would result in significant disruption to ongoing education during construction, require costly temporary classrooms for swing space, and in these iterations, the building becomes sprawling with overlap of vehicular and pedestrian traffic.

"Options 2B-1, 2B-2, and 2B-3" were not selected by the District because these options would result in significant disruption to ongoing education during construction, require costly temporary classrooms for swing space, and these iterations set the building undesirably closer to the residential abutters.

"Options 3A-1, 3A-2, 3and A-3" were not selected by the District because of the anticipated significant construction impact on existing building and site circulation, athletic fields undesirably closer to the residential abutters, and the proposed gymnasium is considered too far from the athletic fields.

"Options 3B-1, 3B-2, and 3B-3" were not selected by the District because of the anticipated significant construction impact on existing building and site circulation, overlap of bus and parent drop-off locations, and these iterations result in less overall outdoor space.

"Options 3C-1, 3C-2, and 3C-3" were not selected by the District because of the anticipated significant construction impact on existing building and site circulation, these options would require undesirable early demolition of the existing gymnasium and auditorium, and would result in a building with a less compact footprint.

"Options 3D-1, 3D-2, and 3D-3" were not selected by the District because of the anticipated significant construction impact on existing building and site circulation, these options would require undesirable early demolition of the existing gymnasium and auditorium, and these iterations set the building undesirably closer to the residential abutters.

"Options 3E-1 and 3E-2" were not selected because these options do not align with the District's preferred design enrollment which would not meet the needs for expanded enrollment and proposed changes to program offerings.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee ("FAS") on March 10, 2021. At that meeting, members of the FAS discussed the following items: importance of a robust professional development plan and thoughtful schedule to encourage teacher collaboration across vocational and academic programs; further development of the design to better reflect programmatic vertical connectivity; importance of completing a revised Chapter 74 Viability Vocational Technical Education submission that reflects the proposed enrollment and programming for DESE's review process; importance of incorporating lessons-learned from the consultants' previous projects that included Chapter 74 Vocational Technical Education spaces; the location and adjacencies of the auditorium; distribution and intention of Special Education Spaces on the second floor; and, the proposed building location on the existing site.

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 Special Education submission 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 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 Greater Fall River Vocational School District be approved to proceed into Schematic Design to proceed into Schematic Design to replace the existing Diman Regional Vocational Technical High School with a new facility serving grades 9-12 on the existing site.