

District: Town of Agawam
 School Name: Agawam High School
 Recommended Category: Preferred Schematic
 Date: December 6, 2023

Recommendation

That the Executive Director be authorized to approve the Town of Agawam (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design with an addition and renovation of the existing Agawam High School facility serving grades 9-12, which includes a stand-alone Pre-Kindergarten facility. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	Town of Agawam
Elementary School(s)	Agawam Early Childcare Center (PK) Benjamin J. Phelps (K-4) Clifford M. Granger (K-4) James Clark School (K-4) Robinson Park (K-4)
Middle School(s)	Roberta G. Doering School (5-6) Agawam Jr. High (7-8)
High School(s)	Agawam High School (9-12)
Priority School Name	Agawam High School
Type of School	High School
Grades Served	9-12
Year Opened	1955
Existing Square Footage	216,300
Additions	1961: Classroom Addition 1980: Science Wing Addition 1997: Front Office Addition 2001: Library/Media Center Addition
Acreage of Site	41.65 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> • Mechanical systems • Electrical systems • Plumbing systems • 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
2022-2023 Enrollment	1,052
Agreed Upon Enrollment	955
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 955 students serving grades 9-12.

District Information	
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	April 27, 2022
Preferred Schematic Authorization	On December 13, 2023 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on June 26, 2024
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	59.84%

Consultants	
Owner’s Project Manager (the “OPM”)	Leftfield, LLC
Designer	Flansburgh Associates, Inc.

Discussion

The existing Agawam High School is a one-story 266,829 square-foot facility located on a 41.65-acre site that currently serves students in grades 9-12. The original school building was constructed in 1955 as a 161,000 square foot facility with additions in 1961, 1980, 1997, and 2001.

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; and existing spaces that are not conducive for delivering the District’s 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 (8) preliminary options that included (1) code upgrade option and (7) addition/renovation options, as presented below.

Option	Description of Preliminary Options
Option 1	Code upgrade at the existing Agawam High School facility for 955 students in grades 9-12, with an estimated construction cost of \$125 million.
Option 1A	New construction (Academic Wings to the North) for 955 students grades 9-12 on the site of the existing high school, while retaining and renovating a portion of the existing high school to be utilized as a stand-alone building for the District’s Pre-Kindergarten program. This option has an estimated construction cost of \$186 million.
Option 1B	New construction (Academic Wings to the East) for 955 students grades 9-12 on the site of the existing high school while retaining and renovating a portion of the existing high school to be utilized as a stand-alone building for

	the District’s Pre-Kindergarten program. This option has an estimated construction cost of \$185 million.
Option 1C	New construction (Campus Approach – Academic Wings to the East) for 955 students in grades 9-12 on the site of the existing high school while retaining and renovating a portion of the existing high school to be utilized as a stand-alone building for the District’s the District’s Pre-Kindergarten program. This option has an estimated construction cost of \$186 million.
Option 2A	Addition (75%) and renovation (25%) (Academic Wings on the east) at the existing Agawam High School facility for 955 students grades 9-12, while retaining and renovating a portion of the existing high school to be utilized as a stand-alone building for the District’s Pre-Kindergarten program. This option has an estimated construction cost of \$181.8 million.
Option 2B	Addition (75%) and renovation (25%) (Academic wings with internal Courtyards) at the existing Agawam High School facility for 955 students grades 9-12, while retaining and renovating a portion of the existing high school to be utilized as a stand-alone building for the District’s Pre-Kindergarten program. This option has an estimated construction cost of \$184.2 million.
Option 3A	Addition (50%) and renovation (50%) at the existing Agawam High School facility for 955 students in grades 9-12, while retaining and renovating a portion of the existing high school to be utilized as a stand-alone building for the District’s Pre-Kindergarten program. This option has an estimated construction cost of \$185.8 million.
Option 3B	Addition (50%) and renovation (50%) at the existing Agawam High School facility for 955 students for grades 9-12, while retaining and renovating a portion of the existing high school to be utilized as a stand-alone building for the District’s Pre-Kindergarten program. This option has an estimated construction cost of \$183.7 million.

As a result of this analysis, the District determined that “Option 1A” would not be considered for further evaluation because this option provides internal courtyards, rather than a centrally located open outdoor space, which was desired by the District. Also, this option did not provide a separate community wing and academic wing as desired by the District. Additionally, the District determined that this option did not result in their ideal layout for the academic wings. Furthermore, this option results in the stand-alone Pre-kindergarten building being renovated following the partial demolition of the existing building.

The District determined that “Option 1B” would not be considered for further evaluation because this option provides internal courtyards rather than more desirable centrally located open outdoor space. Additionally, the District indicated that the overall building massing is anticipated to be too large in scale when compared to neighboring residential buildings on Mill Street and Cooper Street.

The District determined that “Option 2A” would not be considered for further evaluation because it is anticipated that this option would result in the existing gymnasium being taken offline for a significant amount of time. Additionally, the District determined that this option is anticipated to result in an undesirable multi-phased construction project requiring the costly lease or purchase of temporary modular classrooms.

The District determined that “Options 3A and 3B” would not be considered for further evaluation because these options are anticipated to displace use of the current gymnasium and auditorium and are anticipated to result in an undesirable multi-phased construction project requiring the costly lease or purchase of temporary modular classrooms.

Subsequent to the preliminary evaluation of alternatives, the District developed a new construction option, referred to as “Option 1C.2” which was further evaluated and developed and has been included in the District’s preliminary pricing.

Upon further review, MSBA staff and the District agreed to (4) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: (1) code upgrade option, (2) addition/renovation options, and (1) new construction option.

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: (Code Upgrade)	216,300	216,300 \$526/sq. ft.	N/A	\$10,453,311	\$124,227,111 \$574/sq. ft.	\$160,503,760
<i>Option 1C: (Addition/ Renovation)***</i>	<i>235,075</i>	<i>26,160</i> <i>\$552/sq. ft.</i>	<i>208,915</i> <i>\$718/sq. ft.</i>	<i>\$23,007,332</i>	<i>\$187,448,611</i> <i>\$797/sq. ft.</i>	<i>\$231,495,404</i>
Option 1C.2: (New Construction)	235,075	N/A	235,075 \$711/sq. ft.	\$23,238,112	\$190,376,437 \$809/sq. ft.	\$235,001,037
Option 2B: (Addition/ Renovation)	235,075	74,060 \$615/sq. ft.	161,015 \$728/sq. ft.	\$24,227,661	\$187,053,755 \$796/sq. ft.	\$252,451,608

* *Marked up construction costs*

** *Does not include construction contingency*

*** ***District’s Preferred Schematic***

The District has selected “Option 1C” as the Preferred Schematic to proceed into Schematic Design as the District determined that this option best meets the needs of the District’s educational program and provides a separate community wing and academic wing which the District indicated allows for improved supervision and use by the school and community. Additionally, it is anticipated that this option is anticipated to result in the least disruption to the delivery of the District’s educational program during construction and will not displace any of the existing programs, provides straight forward construction and will not require the lease or purchase of modular classrooms.

“Option 1” was not selected by the District because this option does not address the internal circulation challenges associated with the sprawling nature of the existing building, which results in long travel times between various academic and core spaces and supervision would remain challenging. Additionally, the District determined that the existing classrooms and labs would

remain undersized which impacts education, would require undesirable multi-phased construction including the lease or purchase of modular classrooms, and will displace the auditorium and gymnasium for up to 12 months.

Although “Option 1C.2” is anticipated to result in the same building layout and site configuration as the District’s Preferred Schematic, this option was not selected by the District because, this option does not preserve the front facade of the existing building and resulted in a cost estimate higher than the Preferred Schematic.

“Option 2B” was not selected by the District as this option would require undesirable multi-phased construction requiring the lease or purchase of temporary modular classrooms and will result in the interruption of Auditorium-related programs while the space is being renovated.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on November 15, 2023. At that meeting, members of the FAS discussed the following items: appreciation of the District’s educational program and opportunities to use elements as tools for community outreach; circulation of students and teachers throughout the site and building; distribution of Special Education spaces and DESE submittal process; opportunities for English Learners to participate in World Language programs; consideration of updating descriptions of academic levels and programs to reflect career readiness; proposed use of exterior assembly space, commons and large group instructional space; connections from the courtyard to the academic and group gathering areas; site development and distribution of parking and green space; sheltered access to the building for individuals with limited mobility; further study related to the needs for geothermal and air source heat pumps and associated building envelope considerations; existing horticulture program and intentions for garden and greenhouse in the proposed project; location and number of restrooms in academic and public areas of the proposed building; and, media center staffing as well as the relationship and access to the adjacent public library.

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 Town of Agawam be approved to proceed into Schematic Design with an addition and renovation of the existing Agawam High School facility serving grades 9-12, which includes a stand-alone Pre-Kindergarten facility. MSBA staff has reviewed the Feasibility Study and accepts the District's Preferred Schematic.