District: Tri-County Regional Vocational Technical School District
School Name: Tri-County Regional Vocational Technical High School
Recommended Category: Preferred Schematic
Date: February 22, 2023

Recommendation

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

District Information	
District Name	Tri-County Regional Vocational Technical School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Tri-County Regional Vocational Technical High School
Priority School Name	Tri-County Regional Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1977
Existing Square Footage	285,000
Additions	1,300 square foot field house and 3,200 square foot maintenance storage building in 2009
Acreage of Site	60.5-acres
Building Issues	The District identified deficiencies in the following areas: – Structural integrity – Overcrowding – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility
Original Design Capacity	1,200
2022-2023 Enrollment	957
Agreed Upon Enrollment	1,000
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,000 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	April 14, 2021

Preferred Schematic Authorization	On March 1, 2023 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on August 30, 2023
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	52.89%

Consultants	
Owner's Project Manager (the "OPM")	Dore + Whittier Management Partners, Inc.
Designer	Drummey Rosane Anderson, Inc.

Discussion

The existing Tri-County Regional Vocational Technical High School is a 285,000 square-foot facility located on a 60.5-acre site in Franklin, Massachusetts. The school currently serves students in grades 9-12 and offers sixteen (16) Chapter 74 Career Vocational Programs. The original facility was constructed in 1977 and has not had any additions. Please note, the District includes the following communities: Franklin, Plainville, Medfield, Seekonk, Medway, Sherborn, Millis, Walpole, Norfolk, Wrentham, and North Attleboro.

The District's Statement of Interest ("SOI") identified numerous deficiencies in the existing facility associated with overcrowding; outdated mechanical, electrical, and plumbing systems; roof and windows; building envelope; accessibility issues; and structural integrity of the building.

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 nine (9) preliminary options that include: one (1) base repair option, five (5) addition/renovation options, and three (3) new construction options, as presented below.

Option	**Description of Preliminary Options**
Option BR	Base Repair for grades 9-12 with an enrollment of 1,000 students with an estimated project cost of $161 million.
Option AR-1	Addition/Renovation for grades 9-12 with an enrollment of 1,000 students with an estimated project cost of $239 million.
Option AR-2	Addition/Renovation for grades 9-12 with an enrollment of 1,000 students with an estimated project cost of $232 million.
Option AR-3	Addition/Renovation for grades 9-12 with an enrollment of 1,000 students with an estimated project cost of $240 million.
Option AR-3.1	Addition/Renovation for grades 9-12 with an enrollment of 1,000 students with an estimated project cost of $240 million.
Option AR-4	Addition/Renovation for grades 9-12 with an enrollment of 1,000 students with an estimated project cost of $266 million.
Option NC-1	New Construction (Building Zone B) for grades 9-12 with an enrollment of 1,000 students with an estimated project cost of $312 million.
Option NC-2	New Construction (Building Zone C) for grades 9-12 with an enrollment of 1,000 students with an estimated project cost of $312 million.

Option NC-3	New Construction (Building Zone D) for grades 9-12 with an enrollment of 1,000 students with an estimated project cost of $310 million.

As a result of this analysis, the District determined that "Option BR" is not considered a viable option because it does not meet the needs of the District's educational program, and would result in significant disruption to ongoing education during construction. However, this option was included as part of the final evaluation of options for cost comparison purposes only.

The District determined that "Options AR-2 and AR-3" would not be considered for further evaluation because the phased construction would result in significant disruption to ongoing education during construction, these options lack the desired integration of academic and Career and Technical Education ("CTE") spaces, and these options do not provide flexibility for community use. Additionally, "Option AR-3" would require revised service access and provides a remote location of the Auditorium.

The District determined that "Options NC-1 and NC-2" would not be considered for further evaluation because the proposed locations provide limited perimeter access, have a significant impact on the adjacent abutters, and provide limited flexibility and expansion potential. Additionally, "Option NC-2" proposes an undesirable layout for the proposed parking in relationship to the main entrance.

Subsequent to the evaluation of preliminary options, the District further developed "Options AR-1 and AR-3.1" into a single addition/renovation option referred to as "Option AR-3.1.1".

MSBA staff and the District agreed to explore the following four (4) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: one (1) base repair option, two (2) addition/renovation options, and one (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 BR Base Repair	285,000	285,000 $330/sq. ft.	N/A	$29,707,000	$123,757,000 $434/sq. ft.	$165,000,000
Option AR-3.1.1 Addition/Renovation	313,000	269,571 $612/sq. ft.	43,429 $780/sq.ft	$21,827,146	$220,591,817 $705/sq. ft.	$279,796,239
Option AR-4 Addition/Renovation	320,000	233,972 $593/sq. ft	86,028 $784/sq.ft.	$23,723,192	$229,932,020 $719/sq. ft.	$282,528,009
****** Option NC-3 New Construction***	***285,500***	***N/A***	***285,500 $682/sq. ft.***	***$37,198,982***	***$231,818,582 $812/sq. ft.***	***$279,898,689***

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

The District has selected "Option NC-3" as the Preferred Schematic to proceed into Schematic Design. The District selected "Option NC-3" because: it best meets the needs of the District's educational program, while minimizing the direct disturbances to ongoing education during construction; provides strong integration of the CTE clusters with the academic spaces by locating academic classrooms across the corridor from the career tech programs; and provides convenient public access to the Consumer Services shops (ex. Culinary Cosmetology, and Early Education) and the Auditorium.

As noted above, "Option BR" was not considered a viable option by the District but was included for cost comparison purposes only.

"Option AR-3.1.1" was not selected by the District because the phased construction would result in significant disruption to ongoing education during construction, it would require swing space, and does not improve the integration of CTE and academic spaces.

"Option AR-4" was not selected by the District because the phased construction would result in significant disruption to ongoing education during construction, this option has the highest construction cost compared to the other options, and the option has the longest construction period compared to the other options.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee ("FAS") on January 18, 2023. At that meeting, members of the FAS discussed the following items: appreciation of the Educational Program; appreciation for attempting to integrate Vocational Technical programs with academic programs in the proposed design and providing opportunities to further encourage collaboration by selectively identifying a double classroom on each floor that could open to connect with academic space; the relationship between academic and vocational teachers; the role of teachers and counselors in preparing students for job placement and opportunities to engage job coaches for students who may need additional support; engagement of students and teachers both vocationally and academically in all phases of the design and construction of the new building, particularly involving academic teachers and encouraging student creative writing, blogging and podcasting; considerations for drainage and stormwater management for future impact to residential neighborhoods with climate change; access to the building for individuals with limited mobility; further development of the proposed two main entrances and use of a common sloped walkway, as well as opportunities to incorporate universal design principles; sheltered access to the building for everyone; use and maintenance of the proposed courtyard, and opportunities to connect the courtyard with the student commons and dining area as the heart of the school; the location and use of the flexible auditorium ("expotorium"); the District's intent for having the Design Visual Program as part of the existing programs and not a separate new program; distribution of Special Education program spaces and the DESE submittal process; and opportunities for site development for outdoor learning.

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 Tri-County Regional Vocational Technical School District be approved to proceed into Schematic Design to replace the existing Tri-County Reginal Vocational Technical High School with a new facility serving grades 9-12 on the site of the existing school.