

District: Southwick-Tolland-Granville Regional School District
 School Names: Southwick-Tolland Regional High School
 Powder Mill School
 Woodland Elementary School
 Recommended Category: Project Scope and Budget
 Date: November 9, 2011

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Southwick-Tolland-Granville Regional School District for an addition and renovation project at the Southwick-Tolland Regional High School to create a new Southwick-Tolland Regional Middle/High School. Contingent upon the District’s receipt of all necessary votes, resolutions, appropriations, and local approvals for this addition and renovation project at the Southwick-Tolland Regional High School to create a new Southwick-Tolland Regional Middle/High School, the Executive Director shall be further authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Southwick-Tolland-Granville Regional School District for a repair project at the Powder Mill Middle School and a repair project at the Woodland Elementary School

The Towns of Granville, Southwick, and Tolland voted in September and October 2011 to authorize the formation of a new regional school district, and the Department of Elementary and Secondary Education approved the Regional Agreement on October 13, 2011. The newly formed Southwick-Tolland-Granville Regional School District has implemented a Transitional School Committee which will serve until June 30, 2012. The Southwick-Tolland-Granville Regional School District will begin formal operations as a regional school district on July 1, 2012.

District Information	
District Name	Southwick-Tolland-Granville Regional School District
Elementary Schools	Granville Village (K-8) Woodland Elementary School (PK-4)
Middle School	Powder Mill Middle School (5-8)
High School	Southwick-Tolland Regional High School (9-12)
Priority School Name	Southwick-Tolland Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1959
Total Square Footage	106,995
Additions	None
Acreage of Site	110-acre parcel of land that includes the Southwick-Tolland Regional High School, Powder Mill Middle School, Woodland Elementary School, and Southwick Public Library
Building Issues	The District noted deficiencies in the Southwick-Tolland Regional High School in the following areas: - Envelope - Structural - HVAC systems - Plumbing systems

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	<ul style="list-style-type: none"> - Electrical systems - Fire protection system - Accessibility - Roof <p>In addition to the physical plant issues, the District reported that inadequate spaces inhibit delivery of its educational program and contribute to issues related to NEASC accreditation status.</p> <p>The District noted deficiencies in the Woodland Elementary School and the Powder Mill Middle School in the following areas:</p> <ul style="list-style-type: none"> - Structural - Envelope - HVAC systems - Plumbing systems - Electrical systems - Accessibility - Roof <p>In addition, the District noted deficiencies with the windows, doors, and fire protection systems at the Woodland Elementary School and issues with the finishes at the Powder Mill Middle School.</p>
Original Design Capacity	Unknown
2010-2011 Enrollment	Southwick-Tolland Regional High School (9-12): 553 Powder Mill Middle School (5-8): 572 Woodland Elementary School (PK-4): 606 Granville Village (K-8): 149
Agreed Upon Enrollment	Southwick-Tolland Regional Middle/High School (7-12): 790 Powder Mill Middle School (3-6): 545 Woodland Elementary School (K-2): 400 Granville Village (to be phased out of service):0
Enrollment Specifics	<p>The initial proposed project was to address overcrowding and physical plant issues at the Woodland Elementary School.</p> <p>The District investigated grade reconfiguration as a means to potentially enhance delivery of its educational program and evaluate a campus-wide solution to support its regionalization efforts. The District is proposing the following grade reconfigurations that inform the agreed-upon design enrollments listed above:</p> <ul style="list-style-type: none"> - Southwick-Tolland Regional High School, which currently serves grades 9-12, would become Southwick-Tolland Regional Middle/High School serving grades 7-12 - Powder Mill Middle School would change from grades 5-8 to grades 3-6 - Woodland Elementary School would change from grades PK-4 to

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	grades PK-2 - Granville Village, which serves grades K-8, would be phased out of service

MSBA Board Votes	
Invitation to Feasibility Study for Woodland ES	November 28, 2007
Invitation to Feasibility Study for Southwick-Tolland Regional High School, Powder Mill Middle School, and Woodland Elementary School	July 27, 2011
Preferred Schematic Authorization	September 28, 2011
Project Scope & Budget Authorization for Southwick-Tolland Regional High School, Powder Mill Middle School, and Woodland Elementary School	November 16, 2011

Consultants	
Owner's Project Manager	Strategic Building Solutions
Designer	JCJ Architecture

Discussion

The District requested that the MSBA support its regionalization efforts by allowing the District to explore campus-wide solutions to address all of its educational facility needs. Based on this request, the MSBA Board of Directors approved the District to investigate campus wide solutions on July 27, 2011. On September 28, 2011, the Board of Directors approved the District to proceed into schematic design with its proposed campus-based solution, contingent upon successful expansion to include Granville in the regional school district

The District has provided a total project budget for all three schools of \$71,814,344, which includes a total estimated construction cost of \$55,074,850. Contingent upon the successful completion of all necessary votes, resolutions, appropriations, and local approvals for an addition and renovation project at the Southwick-Tolland Regional High School to create a new Southwick-Tolland Regional Middle/High School, the maximum sum of the three Total Facilities Grants would be \$42,678,266.

Southwick-Tolland Regional Middle/High School (Addition/Renovation)

The current Southwick-Tolland Regional High School, which houses grades 9 through 12, is a single story structure constructed in 1971, with no alterations or major upgrades. Under the proposed scope of this project, which will include a new Middle School addition and a new High School addition, the school will be realigned to serve grades 7 through 12. The District and its consultants have proposed a base scope of work for the project consisting of a new Middle School addition to the north of the existing building, which will include classrooms, administration offices, and a new entry way for the Middle School children, a new High School classroom addition to the south of the existing building, and a new auxiliary gym in the location of the current science classrooms. The scope of the project also includes renovations and upgrades to the existing building systems, including roof, exterior doors, windows, electrical, lighting, flooring, painting, technology, HVAC, masonry, life safety systems, fire suppression, new casework in the classrooms, new whiteboards, a new emergency generator, new auditorium seating, and new

sanitary and domestic water piping above slab. The base scope also includes the realignment of educational spaces within the existing building to properly house the new grade structure, a new parking and roadway system for buses and vehicular circulation, and work required to bring the facility into compliance with both the Massachusetts Architectural Access Board (“MAAB”) and American with Disabilities Act (“ADA”) code requirements.

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$41,719,810, which includes an estimated construction cost of \$31,794,200. The basis of the Total Facilities Grant would be \$40,364,759, which excludes legal fees, financing fees, OPM basic services in excess of 3.5% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, all costs associated with sanitary waste treatment and physical education space that is above MSBA guidelines, costs associated with mailing and moving, and soft costs in excess of 20% of the construction costs.

Project Scope & Budget Agreement		
Design Enrollment: 790 Total Gross Square Feet: 165,995	District’s Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$41,719,810	\$40,364,759
Project Cost per square foot	\$251	\$243
Total Construction Budget	\$31,794,200	\$30,916,209
Construction Cost per square foot*	\$192	\$186
Reimbursement Rate**		66.53%
Total Facilities Grant (based on 66.53%)		\$26,854,674

* Does not include construction contingency

MSBA staff recommends a maximum Total Facilities Grant of \$26,854,674 for the Project Scope and Budget Agreement and Project Funding Agreement for the Southwick-Tolland Regional Middle/High School Project.

Powder Mill School (Repair)

The existing Powder Mill School houses grades 5 through 8 in a facility that includes single-story core areas and a two-story academic wing. Under the proposed scope of this project, the District will reconfigure grades such that this facility will serve grades 3 through 6. The District and its consultants have proposed a base scope of work for the project consisting of repairs and upgrades to multiple building systems, including roof, exterior doors, windows, curtain wall, electrical, lighting, flooring, painting, HVAC, masonry, life safety systems, fire suppression, new casework that includes a sink in the classrooms, new whiteboards, a new emergency generator and new sanitary and domestic water piping above slab. The base scope also includes the realignment of educational spaces to support the new grade structure, a new elevator, and work required to bring the facility into conformance with MAAB and ADA code requirements.

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$19,174,483, which includes an estimated construction cost of \$15,118,650. The basis of the Total Facilities Grant would be \$18,283,706, which excludes OPM basic services costs in excess of 3.5% of construction costs, ineligible costs associated with abatement of asbestos-containing floor

materials, all costs associated with the playground and central administration spaces, and costs associated with mailing and moving.

Project Scope & Budget Agreement		
Design Enrollment: 545 Total Gross Square Feet: 95,775	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$19,174,483	\$18,283,706
Project Cost per square foot	\$200	\$191
Total Construction Budget	\$15,118,650	\$14,456,476
Construction Cost per square foot*	\$158	\$151
Reimbursement Rate		55.63%
Total Facilities Grant (based on 55.63%)		\$10,171,226

* Does not include construction contingency

MSBA staff recommends a maximum Total Facilities Grant of \$10,171,226 for the Project Scope and Budget Agreement and Project Funding Agreement for the Powder Mill School.

Woodland Elementary School (Repair)

The existing Woodland Elementary School houses grades Pre-K through 4 in a single-story structure. Under the proposed scope of this project, the District will realign grades such that this facility will serve grades Pre-K through 2. The District and its consultants have proposed a base scope of work for the project consisting of repairs and upgrades to multiple building systems, including roof, exterior doors, windows, electrical, lighting, flooring, painting, HVAC, masonry, life safety systems, fire suppression, new casework in the classrooms, new whiteboards, new emergency generator, and new sanitary and domestic water piping above slab. The base scope also includes the realignment of educational spaces to properly house the new grade structure, including two new bathrooms in the Kindergarten classrooms, as well as work required to bring the facility into conformance with MAAB and ADA code requirements.

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$10,920,051 which includes an estimated construction cost of \$8,162,000. The basis of the Total Facilities Grant would be \$10,160,643, which excludes OPM basic services cost in excess of 3.5% of the construction cost, Designer basic services costs in excess of 10% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, all costs associated with the playground, and all costs associated with mailing and moving.

Project Scope & Budget Agreement		
Design Enrollment: 400 Total Gross Square Feet: 67,800	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$10,920,051	\$10,160,643
Project Cost per square foot	\$161	\$150
Total Construction Budget	\$8,162,000	\$8,011,319
Construction Cost per square foot*	\$120	\$118
Reimbursement Rate		55.63%
Total Facilities Grant (based on 55.63%)		\$5,652,366

** Does not include construction contingency*

MSBA staff recommends a maximum Total Facilities Grant of \$5,652,366 for the Project Scope and Budget Agreement and Project Funding Agreement for the Woodland Elementary School.