

District: Norton  
 School Name: Norton High School  
 Recommended Category: Preferred Schematic  
 Date: March 30, 2011

Recommendation:

That the Executive Director be authorized to approve the Town of Norton, as part of its Invitation for Feasibility Study, to proceed into schematic design for the renovation and addition of the Norton High School. MSBA staff has reviewed the feasibility study and accepts the District's preferred addition and renovation solution at the existing Norton High School.

<b>District Information</b>	
District Name:	Town of Norton
Elementary Schools:	(3) – Nourse Elementary (Pre-K-3) – Solmonese Elementary (K-3) – Yelle Elementary (4-5)
Middle Schools:	(1) – Norton Middle
High School:	(1) – Norton High
Priority School Name:	Norton High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1971
Total Square Footage:	130,000
Additions:	none
Acreage of Site:	55 acres
Building Issues:	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Accessibility compliance issues</li> <li>- Severe overcrowding</li> <li>- Heating for the entire building is electric. HVAC system utilizes electrical univents for heating and air exchange resulting in high replacement rates and cost.</li> <li>- Antiquated science labs</li> <li>- Cracking floor tiles contain asbestos</li> <li>- Shortage of special education classrooms</li> <li>- General circulation issues during class transition periods</li> </ul> <p>In addition, the District reported overcrowding and potential loss of accreditation by the NEASC.</p>
Original Design Capacity:	750 students
2009-2010 Enrollment:	742
Agreed Upon Enrollment:	700
Enrollment Specifics:	The District and MSBA have reached a mutually agreed upon design enrollment of 700 students serving grades 9-12.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study:	September 30, 2009
Preferred Schematic Authorization:	March 30, 2011
Project Scope & Budget Authorization:	District anticipates being on the May 25, 2011 Board meeting agenda.

<b>Consultants</b>	
Owners Project Manager:	Pinck & Co., Inc.
Designer:	JCJ Architecture, PC

## Discussion

The existing Norton High School is a 130,000 square foot, two-story facility that was built in 1971 and is located on approximately 55 acres. The existing High School shares a site with the nearby Yelle Elementary School and District offices. The building has been well maintained and is structurally sound, but it has some deficiencies. The building is deficient in regards to accessibility and life safety. Much of the MEP systems are in need of replacement including the heating distribution which is 100% electric and original to the building. There are a number of inadequate spaces within the building that continue to constrain the District in the delivery of its desired educational program.

In conjunction with the design team, the District performed a comprehensive assessment of the existing conditions and the existing educational program of Norton High School and received input from educators, administrators, community members, and facilities personnel. Based on the findings of this effort, the District and its design team evaluated four viable options shown in Table 1, including: one limited renovation/addition option that would bring the building within code compliance; two renovation/addition options that address educational and building deficiencies beyond code compliance; and, one new construction option.

**Table 1 – Summary of Preliminary Design Pricing**

Option (Description)	Enrollment (Grades)	Total Gross SF	SF of Renovated Space (Cost/SF)	SF of New* Construction (Cost/SF)	Estimated Total Construction (Cost/SF)
Option 1 Add/Reno/Code compliance	700 students Grades 9-12	137,800 s.f.	130,000 s.f. \$128/s.f.	7,800 s.f. \$338/s.f.	\$19,273,109 \$140/s.f
Option 2.1 One-story Add/Reno	700 students Grades 9-12	152,000 s.f.	130,000 s.f. \$131/s.f.	22,000 s.f. \$277/s.f.	\$23,185,299 \$153/s.f.
<b>**Option 2.2 Two-story Add/Reno</b>	<b>700 students Grades 9-12</b>	<b>162,000 s.f.</b>	<b>130,000 s.f. \$131/s.f.</b>	<b>32,000 s.f. \$323/s.f.</b>	<b>\$27,302,919 \$169/s.f.</b>
Option 3 New School	700 students Grades 9-12	150,000 s.f.	None	150,000 s.f. \$301/s.f.	\$45,176,745 \$301/s.f.

*\* Includes site and Demo as applicable*

**\*\* District's Preferred Option**

Evaluation of the options listed above indicates that, although Option 1.1 addresses the accessibility issues within the facility, it does not address several other physical and program deficiencies. Similarly, although addition/renovation Option 2.1 (one-story) addresses code compliance and accessibility issues and creates additional square footage, it does not provide the spaces needed for the District to deliver its desired educational program. An option to replace the existing facility with a new facility as identified in Option 3 was estimated to cost more than what the District would be willing to support and was not considered further.

The District has selected a two-story addition/renovation option, **Option 2.2**, as the preferred option to proceed into schematic design. **Option 2.2** represents the most cost effective solution that meets the District's educational program and proposes to produce an energy-efficient facility that addresses the deficiencies identified in the Statement of Interest.

MSBA staff has reviewed and discussed the options and corresponding space summaries with the District and the Designer to better understand which educational program is most beneficial and efficient for the Town of Norton in accordance with MSBA guidelines. After review, MSBA staff accepts the Designer's feasibility study submission that identifies the options that have been explored on behalf of the District and the preferred option selected by the District.

MSBA staff have reviewed the conclusions of the feasibility study, all subsequent submittals, and the enrollment data with the District and found:

- 1) All initial paperwork required has been processed, including an executed Initial Certificate of Compliance, the composition of the School Building committee and the enrollment information.
- 2) MSBA has completed an enrollment projection and has reached a mutual agreement with the District for a design enrollment of 700 students for the Norton High School.
- 3) MSBA reviewed the feasibility study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred option is reasonable and cost effective and meets the needs identified by the District.
- 4) An operational budget for educational objectives and a capital budget have been submitted to the MSBA for review.
- 5) The District and the MSBA have agreed to continue to collaborate on the District's submitted educational program to adjust the ultimate location of the special education classrooms, teacher planning rooms and other educational adjacencies.
- 6) 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 prior to a project scope and budget agreement.

Based on the review outlined above, staff recommends that the Town of Norton be approved to proceed into schematic design for an addition and renovation project at the existing Norton High School.