

District: Greenfield  
 School Name: Greenfield High School  
 Recommended Category: Feasibility Study  
 Date: July 27, 2011

Recommendation:

That the Executive Director be authorized to approve the Town of Greenfield, formerly in the repair assessment category of the MSBA's Capital Pipeline, to collaborate with the MSBA to conduct a Feasibility Study at Greenfield High School. Based on discussions with the District and a review of the District's Preliminary Design Program, MSBA staff recommends that the Board of Directors authorize the Executive Director to invite the Town of Greenfield to collaborate with the MSBA to conduct a Feasibility Study for renovation options at Greenfield High School to determine the most educationally appropriate and cost effective solution.

<b>District Information</b>	
District Name:	Town of Greenfield
Elementary Schools:	(1) – The Academy of Early Learning at North Parish (PK) (4) – Federal Elementary School (K-4) – Four Corners Elementary School (K-4) – MAVA at Greenfield (K-8) – Newton Elementary School (K-3)
Middle School:	(1) – Greenfield Middle School (4-7)
High School:	(1) – Greenfield High School (8-12)
Priority School Name:	Greenfield High School
Type of School:	High School
Grades Served:	8-12
Year Opened:	1957
Total Square Footage:	166,739
Additions:	1975 math classroom addition, 1978 auxiliary gym, band / choral, library expansion and single story science addition
Acreage of Site:	22 Acres
Building Issues:	The District noted deficiencies with the following: - Lighting; - Windows; - Heating system; - Ceilings; - Electrical; and - Accessibility  In addition to the physical plant issues, the District reported that the lack of modernization and inadequate classroom sizes inhibit delivery of their educational program.
Original Design Capacity:	Approximately 1,000
2010-2011 Enrollment:	483

<b>District Information</b>	
Agreed Upon Study Enrollment:	585 (includes “Poet Seat”)
Enrollment Specifics:	The District and the MSBA have agreed on a design enrollment of 555 grade 8-12 students with an additional “Poet Seat” enrollment of 30 students for a total design enrollment of 585 students.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study for a Potential Repair:	September 30, 2009
Re-categorization to Feasibility Study:	July 27, 2011
Preferred Schematic Authorization:	District is targeting Board Authorization on September 28, 2011
Project Scope & Budget Authorization:	District is targeting Board Authorization in January, 2012
Reimbursement Rate Before Incentives:	78.95%

<b>Consultants</b>	
Owner’s Project Manager:	Construction Monitoring Services
Designer:	Dore & Whittier Architects, Inc.

Discussion:

In its Statement of Interest (“SOI”), the District identified concerns with the Greenfield High School that included issues with several building systems and the lack of modernization. On September 30, 2009, the MSBA Board of Directors voted to invite the Greenfield High School into the Feasibility Study for a potential repair.

In addition to the building and site repair requirements and code upgrades listed in the SOI, the District’s Preliminary Design Program dated June 17, 2011 notes the following educational deficiencies and recommends for study and potential renovation as a part of the Feasibility Study:

- Lack of “break out” spaces or small group instruction rooms;
- Out-dated science labs;
- Inadequate computer network technology;
- Out-dated vocational laboratory for culinary arts;
- Lack of “clean labs” (graphic design, video production, film studies);
- Out-dated locker facilities;
- Inadequate staff lunch room;
- Poorly located medical suite;
- Inadequate administrative and guidance areas;
- Inadequate custodial areas, no accommodations for recycling; and
- No areas for student government, student store, bank, or community donations room.

Given the District's desire to study a significant renovation of its existing facility to improve the delivery of its educational program, MSBA staff recommends that this project be re-classified to Feasibility Study. MSBA staff have informed the District that, because the existing facility is significantly larger than that included in the MSBA space summary guidelines for the agreed upon design enrollment, if re-classified, the project must be limited to renovation options only. The design team noted that the only addition currently considered for the project would be a minor mechanical room that would allow the school to be renovated with minimal construction phasing.

Based on the review outlined above, staff recommends that the Town of Greenfield, formerly in the repair assessment category of the MSBA's Capital Pipeline, be re-classified and be invited to collaborate with the MSBA to conduct a Feasibility Study for renovation options at Greenfield High School. MSBA staff reviewed the Preliminary Design Program and agrees with the District's request for the need to conduct a more comprehensive Feasibility Study for renovation options to determine the most educationally appropriate and cost effective solution.