

District: Town of Webster
 School Name: Bartlett High School
 Recommended Category: Preferred Schematic
 Date: August 18, 2021

Recommendation

That the Executive Director be authorized to approve the Town of Webster (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design for a renovation project at the existing Bartlett High School that will continue to serve students in grades 9-12 and will incorporate district-wide pre-kindergarten. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	Town of Webster
Elementary School(s)	Park Avenue Elementary School (PK-4)
Middle School(s)	Webster Middle School (5-8)
High School(s)	Bartlett High School (9-12)
Priority School Name	Bartlett High School
Type of School	High School
Grades Served	9-12
Year Opened	1979
Existing Square Footage	186,000
Additions	1990 – new roof; 2018 – 7,500 sf area previously vocational programming was renovated for District Administration Offices
Acreage of Site	60 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility
Original Design Capacity	Unknown
2020-2021 Enrollment	390
Agreed Upon Enrollment	445
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 445 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 12, 2018
Invitation to Feasibility Study	April 15, 2020
Preferred Schematic Authorization	On August 25, 2021 Board agenda

Project Scope & Budget Authorization	District is targeting Board authorization in February, 2022
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	76.84%

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

Discussion

The existing Bartlett High School is a 186,000 square foot facility located on a 60-acre site that currently serves grades 9-12. The original school building was constructed in 1979, with upgrades completed in 1990 and 2018.

The District identified numerous deficiencies in the Statement of Interest (“SOI”) associated with mechanical, electrical, and plumbing systems; building envelope; windows and roof issues, and accessibility issues; and existing spaces 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 (5) preliminary options that included (1) base repair option, (2) renovation options, (1) addition/renovation option and (1) new construction option. The following is a detailed list of the preliminary options considered.

Option	Description of Preliminary Options
1	Base renovation of the existing Bartlett High School for a student enrollment of 445.
2	Renovation only of existing Bartlett High School for a student enrollment of 445.
3	Renovation only with adjusted square footage of the existing Bartlett High School for a student enrollment of 445.
4	An addition/renovation of the existing Bartlett High School for a student enrollment of 445.
5	A new high school on the existing campus with the Middle School for a student enrollment of 445.

Upon further review, MSBA staff and the District agreed to proceed with all (5) final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: (1) base repair option, (2) renovation options, (1) addition/renovation option, 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: (Base Repair)	184,630	184,630 \$256/sq. ft.	N/A	\$3,740,364	\$50,919,763 \$276/sq. ft.	\$66,195,692
Option 2: (Renovation)	187,630	187,630 \$347/sq. ft.	N/A	\$10,689,972	\$75,771,600 \$404/sq. ft.	\$101,253,080
Option 3: (Renovation)***	161,000	161,000 \$374/sq. ft.	N/A	\$10,947,610	\$71,215,208 \$442/sq. ft.	\$94,985,500
Option 4: (Addition / Renovation)	161,000	131,000 \$371/sq. ft.	30,000 \$673/sq. ft.	\$12,123,910	\$80,854,898 \$502/sq. ft.	\$107,861,367
Option 5: (New Construction)	158,000	N/A	158,000 \$461/sq. ft.	\$17,037,292	\$89,936,641 \$569/sq. ft.	\$116,917,633

* Marked up construction costs

** Does not include construction contingency

*****District's Preferred Schematic**

The District has selected “Option 3” as its Preferred Schematic to proceed into Schematic Design. This renovation option was chosen by the District because it meets the proposed space template and functional adjacencies outlined during the educational visioning, improves natural lighting, increases green space, and provides definition between a District program wing, Academic Hub, and Community wing. Additionally, the District’s desire to reduce the size and renovate the existing facility to better align with the educational program is another advantage of “Option 3”. Also, with the exception of the base repair option, the project cost is estimated to cost less than the other options considered.

“Option 1” was not selected as the District concluded that this option does not align with the space program or educational vision and includes additional renovation costs beyond a repair scope. In addition, long-term operational costs associated with surplus space and the lack of natural light to existing spaces was considered not advantageous.

“Option 2” was not selected as the District concluded that this renovation option does not satisfy the desired programmatic adjacencies or solve issues associated with the remoteness of the Pre-K program with respect to the cafeteria location. In addition, anticipated high cost associated with long term operation of surplus space and the lack of natural light to existing spaces was considered not advantageous. Also, because this renovation does not include reducing the size of the existing building, this renovation option results in a higher estimated construction and overall project cost.

Despite including certain improvements, such as improved building circulation in the proposed addition and a more appropriately sized school for the population, “Option 4” was not selected as the preferred schematic. The District concluded that the combination of new square footage and

renovation of the existing facility results in an estimated construction/project cost significantly higher than that of the renovation scope associated with “Option 3”.

Although new construction would solve many of the existing programmatic and physical plant issues associated with the existing facility, “Option 5” was not selected as the preferred schematic. The District concluded that this option results in the highest estimated project cost of all of the options considered and far exceeding the cost associated with the renovation scope associated with “Option 3”. This option also creates negative impact to adjacent wetlands and significant site development scope when compared to “Option 3”.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on July 21, 2021. At that meeting, members of the FAS discussed the following items: appreciation of the reuse of the building, the landscape design and the preservation of existing natural site features, and the innovative Educational Program; importance of a professional development plan to encourage teacher collaboration; consideration of the adjacency of social studies and English classrooms near science classrooms to encourage interdisciplinary work; review of the distribution of Special Education Spaces; location and the arrival experience of the Pre-K entrance; the building’s location on the site and flexible outdoor spaces; consideration for maintenance of the outdoor learning space; the continued development of the building's massing and the constraints of existing structural system; aesthetic features of the building’s covered entryways; and the site development plan and the proposed relocation of the existing main vehicular path away from the proposed building.

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 MSBA will continue to work with the District to better understand how existing spaces to be renovated that exceed the MSBA space guidelines will impact MSBA’s participation in reimbursable square footage.
- 6) 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 Webster be approved to proceed into Schematic Design for a renovation project at the existing Bartlett High School that will continue to serve students in grades 9-12 and will incorporate district-wide pre-kindergarten.