District: Nashoba Regional School District
School Name: Nashoba Regional High School
Recommended Category: Preferred Schematic
Date: December 14, 2022

Recommendation

That the Executive Director be authorized to approve the Nashoba Regional School District (the "District"), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Nashoba Regional High School with a new facility serving grades 9-12 on the site of the existing school. MSBA staff has reviewed the Feasibility Study and accepts the District's Preferred Schematic.

District Information	
District Name	Nashoba Regional School District
Elementary School(s)	Center School (PK-5) Mary Rowlandson Elementary School (PK-5)
Elementary/Middle Schools	Florence Sawyer School (PK-8)
Middle School(s)	Hale Middle School (6-8) Luther Burbank Middle School (6-8)
High School(s)	Nashoba Regional High School (9-12)
Priority School Name	Nashoba Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1961
Existing Square Footage	200,372
Additions	1970 – Gymnasium and Library area; and, 2002 – Gymnasium space was reconfigured, an auditorium was added as well as administrative offices, and a new façade.
Acreage of Site	47-acres
Building Issues	The District identified deficiencies in the following areas: – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2021-2022 Enrollment	894
Agreed Upon Enrollment	925
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 925 students serving grades 9-12.

District Information	
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 December 21, 2022 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on August 30, 2023
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	49.53%

Consultants	
Owner's Project Manager (the "OPM")	Skanska USA Building, Inc.
Designer	Kaestle Boos Associates

Discussion

The existing Nashoba Regional High School is a 200,372 square foot facility located on a 47-acre site. The original building was constructed in 1961, with an addition built in 1970, which added a gymnasium and library area; and in 2002, the gymnasium space was reconfigured, an auditorium and administrative offices were added, and a new façade was provided.

The District's Statement of Interest ("SOI") identifies numerous deficiencies in the existing facility associated with outdated mechanical, electrical, and plumbing systems; building envelope; 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 (6) preliminary options that included: (1) code upgrade option, (1) renovation option, (1) addition/renovation option, and (3) new construction options, as presented below.

Option	Description of Preliminary Options
1	Code Upgrade / Base Repair at the existing facility for grades 9-12 for 925 students, with an estimated project cost of $110–120 million.
2	Renovation of the existing facility only for 925 students grades 9-12. (No cost estimate provided)
3A	Addition / Renovation of the existing facility for 925 students grades 9-12, renovating 73,000 gsf and totaling 196,000 gsf; with an estimated project cost of $240- 250 million.
4A	New Construction (north of the existing school on the existing football field or parking lot) for 925 students grades 9-12, with an estimated project cost of $205-215 million.

4B	New Construction (on the northern portion of the existing site) for 925 students grades 9-12, with an estimated project cost of $205-215 million.
4C	New Construction (on the western portion of the existing site) for 925 students grades 9-12, with an estimated project cost of $205-215 million.

As a result of this analysis, the District determined that "Options 1 and 2" were not considered viable options because they do not meet the needs of the District's educational program, would result in significant disruption to ongoing education during construction, and requires temporary modular classrooms to provide construction swing space. However, "Option 1" would continue to be included for cost comparison purposes only.

Although "Option 4B" would meet the needs of the District's educational program, the District determined it would not be considered for further evaluation because the proposed location on the site is adjacent to residential lots and would result in disturbance to the neighbors during construction, and construction would displace the existing soccer field and the existing septic disposal leaching field.

Subsequent to the evaluation of initial preliminary options, the District developed (3) additional new construction options referred to as "Options 4D, 4E, and 4F".

MSBA staff and the District agreed to explore the following (7) options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: (1) code upgrade option, (1) addition/renovation option, and (5) new construction options.

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: (Code Upgrade/Base Repair)	200,372	200,372 $473/sq. ft.	N/A	N/A	$95,351,757 $476/sq. ft.	$114,422,108
Option 3A: (Addition/ Renovation)	207,796	58,490 $773/sq. ft.	149,306 $844/sq. ft.	$37,135,912	$208,402,966 $1,003/sq. ft.	$254,004,442
Option 4A: (New Construction)	201,680	N/A	201,680 $746/sq. ft.	$35,807,601	$186,166,091 $923/sq. ft.	$225,619,309
Option 4C: (New Construction)	201,680	N/A	201,680 $744/sq. ft.	$35,680,796	$185,740,800 $921/sq. ft.	$224,583,208
Option 4D: (New Construction)***	***201,680***	***N/A***	***201,680 $737/sq. ft.***	***$35,417,900***	***$183,965,304 $912/sq. ft.***	***$223,194,436***
Option 4E: (New Construction)	201,680	N/A	201,680 $735/sq. ft.	$35,055,435	$183,372,924 $909/sq. ft.	$222,135,685

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 4F: (New Construction)	201,680	N/A	201,680 $796/sq. ft.	$37,835,338	$198,366,568 $984/sq. ft.	$240,259,882

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

The District has selected "Option 4D" as the Preferred Schematic to proceed into Schematic Design as the District determined that this option best meets the needs of the District's educational program, anticipates minimizing the direct disturbances to ongoing education during construction, and results in the shortest projected construction duration when compared to the other options considered.

As noted above, "Option 1" was not considered a viable option by the District because this option does not meet the educational needs and was included for cost comparison purposes only.

"Option 3A" was not selected by the District because this option requires a longer projected construction duration, results in significant disruption to ongoing education during construction, and results in the highest estimated cost when compared to the other options considered.

"Option 4A" was not selected by the District because the proposed arrangement of major spaces, especially the gymnasium, were not optimally located due to site constraints associated with the proximity of an existing natural gas pipeline easement. In addition, the location of existing classrooms would abut the proposed construction area and would result in undesirable disruption to ongoing education, and construction would displace the existing onsite water well and existing athletic fields.

"Option 4C" was not selected by the District because the arrangement of major spaces, especially the gymnasium access, were not optimally located because of site constraints associated with the western wetlands and proximity of the existing school. In addition, the location of existing classrooms would abut the construction area and would result in undesirable disruption to ongoing education, and construction would interrupt the existing natural gas pipeline, and would require relocation of the existing septic disposal leaching field.

"Option 4E" was not selected by the District primarily because it is anticipated that the proposed three-story small learning community would not result in relief from site constraints and because the District viewed the third story learning community as being too separated from the rest of the building.

"Option 4F" was not selected by the District because it is anticipated that this phased, new construction, option would require an undesirable extended construction period and would result in significant disruption to ongoing education during construction, and this option results in the highest estimated cost when compared to the other options considered.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee ("FAS") on November 22, 2022. At that meeting members of the FAS discussed the following items: the site plan and development of programmatic adjacencies; appreciation for the layout of the small learning communities and assembly areas, indoor/outdoor connections, and the educational program as an example for regional high schools; civic presence of the building and the view upon approach; transition between the athletic fields and the building; location of the "Connections" program and adaptive PE spaces and ongoing efforts to integrate those programs throughout the building; the existing athletic stadium; location of the robotics program; cost per square foot and understanding of potential cost drivers; and, potential opportunities to reduce cost including review of program to identify flexible/multi-use spaces and reduce square footage.

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