

District: Dennis-Yarmouth Regional School District
 School Name: Mattacheese Middle School
 Recommended Category: Preferred Schematic
 Date: June 20, 2018

Recommendation

That the Executive Director be authorized to approve the Dennis-Yarmouth Regional School District, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Mattacheese Middle School and Wixon Innovation School with a new grades 4-7 facility on the Station Avenue site. MSBA staff has reviewed the Feasibility Study and accepts the Districts preferred solution contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.

District Information	
District Name	Dennis-Yarmouth Regional School District
Elementary School(s)	Marguerite E. Small Elementary School (PK-3) Ezra H. Baker Innovation School (PK-4) Station Avenue Elementary School (K-3) N H Wixon Innovation School (4-5)
Middle School(s)	Mattacheese Middle School (6-7)
High School(s)	Dennis-Yarmouth Regional High School (8-12)
Priority School Name	Mattacheese Middle School
Type of School	Middle School
Grades Served	6-7
Year Opened	1969
Existing Square Footage	156,600
Additions	N/A
Acreage of Site	67 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Building envelope - 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
2017-2018 Enrollment	447
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> - 455 students in grades 6-7 - 940 students in grades 4-7 (Preferred Solution)
Enrollment Specifics	Contingent upon the Board's approval of the Preferred Solution, the District will sign a Design Enrollment Certification for 940 students in grades 4-7.
Total Project Budget – Debt Exclusion Anticipated	Undetermined

MSBA Board Votes	
Invitation to Eligibility Period	March 30, 2016
Invitation to Feasibility Study	November 9, 2016
Preferred Schematic Authorization	June 27, 2018
Project Scope & Budget Authorization	December 12, 2018
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	44.25%

Consultants	
Owner's Project Manager (the "OPM")	PMA Consultants
Designer	Perkins Eastman

Discussion

The existing Mattacheese Middle School is a 156,600 square foot facility located on a 67 acre site that currently serves students in grades 6-7. The original school building was constructed in 1969, with a roof replacement in 1996.

The District's Statement of Interest ("SOI") identified numerous deficiencies in the existing facility associated with: outdated mechanical, electrical, and plumbing systems; building envelope; accessibility issues; and inappropriate existing spaces for delivering the District's educational program.

As part of the Feasibility Study, the MSBA accepted the District's request to explore options that included a consolidation of the students from the Mattacheese Middle School and the Wixon Innovation School.

The existing Wixon Innovation School is 117,500 square-foot facility located on a 34 acre site. The facility currently serves students in grades 4-5. The original school building was constructed in 1969, with a 2-story addition in 1990.

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 assessment, the District and its consultants initially studied 17 preliminary options that include: two base repair options; three addition/renovation options; and 12 new construction options as listed below.

Option	Description of Preliminary Options
MRX	Base Repair at the existing Mattacheese Middle School.
WRX	Base Repair at the existing Wixon Innovation School.
MR1	Addition/ Renovation – Grades 6-7 with an enrollment of 455 students at the existing Mattacheese School.

Option	Description of Preliminary Options
MR2	Addition/Renovation – Grades 4-7 with an enrollment of 940 students at the existing Mattacheese Middle School.
WR2	Addition/Renovation – Grades 4-7 with an enrollment of 940 students at the existing Wixon Innovation School.
M1	New Construction – Grades 6-7 with an enrollment of 455 students at the existing Mattacheese Middle School.
M2	New Construction – Grades 4-7 with an enrollment of 940 students at the existing Mattacheese Middle School site.
W1	New Construction – Grades 6-7 with an enrollment of 455 students at the existing Wixon Innovation School site.
W2	New Construction – Grades 4-7 with an enrollment of 940 students at the existing Wixon Innovation School site.
S1	New Construction – Grades 6-7 with an enrollment of 455 students at the existing Station Avenue site.
S2	New Construction – Grades 4-7 with an enrollment of 940 students at the existing Station Avenue site.
S3	New Construction – Grades 6-7 with an enrollment of 455 students at the existing Station Avenue site.
S4	New Construction – Grades 4-7 with an enrollment of 940 students at the existing Station Avenue site.
S5	New Construction – Grades 6-7 with an enrollment of 455 students at the existing Station Avenue site.
S6	New Construction – Grades 4-7 with an enrollment of 940 students at the existing Station Avenue site.
G1	New Construction – Grades 6-7 with an enrollment of 455 students at the 245 W Great Western Road site.
G2	New Construction – Grades 4-7 with an enrollment of 940 students at the 245 W Great Western Road site.

As a result of the District’s analysis of the initial options, the District determined that “Options MRX and WRX” were not viable options for further development because they do not meet the District’s educational program. “Option MR1” was not considered a viable option for further development because the District determined it does not address the current issues at the existing Wixon Innovation School, does not reduce the number of student transitions, and is not centrally located. “Options WR2, M2, and W1” were not considered viable options by the District for further development because the sites are not centrally located. “Options S1, S3, and S5” were not considered viable options by the District for further development because they do not address the current issues at the existing Wixon Innovation School and they do not reduce the number of student transitions. The District determined that “Options G1 and G2” were not viable options for further development due to the inherent congested points of access and its location within an undeveloped wooded area of the community.

Upon further review, MSBA staff and the District agreed to eight final options for further development and consideration in the final evaluation and development of preliminary design pricing. Subsequent to agreeing on the eight final options for further development, and prior to completing the preliminary design pricing table, the District determined that “Option M1” would

not be considered for further evaluation because of the higher operating and maintenance costs associated with continuing to maintain two educational facilities for grades 4-5 and 6-7; it does not reduce the number of student transitions; and this option is not centrally located. “Option W2” meets the needs of the District’s educational program but it was not considered for further evaluation because it is not centrally located. “Options S4 and S6” meet the needs of the District’s educational program but they were not considered for further evaluation because of the proposed proximity to the existing solar array on the Station Avenue site..

The District included the remaining four options as part of the preliminary design pricing table presented below. Please note: the District does not consider “Options MRX and WRX” as viable options, instead, they are included for cost comparison purposes only.

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 MRX: Base repair at the existing Mattacheese Middle School (<i>Cost Comparison Only</i>)	115,880	115,880 \$232/sq. ft.	N/A	\$3,499,443	\$30,355,639 \$262/sq. ft.	\$40,726,921
Option WRX: Base repair at the existing Wixon Innovation School and Mattacheese Middle School - Combined (<i>Cost Comparison Only</i>)	231,970	231,970 \$267/sq. ft.	N/A	\$7,776,781	\$69,807,535 \$301/sq. ft.	\$92,831,955
Option MR2: Addition/renovation for grades 4-7 with an enrollment of 960 students at the existing Mattacheese Middle School.	190,500	32,044 \$430/sq. ft.	158,456 \$526/sq. ft.	\$8,202,007	\$105,353,331 \$553/sq. ft.	\$131,353,470
Option S2: New construction for grades 4-7 with an enrollment of 940 students at the Station Avenue site.***	183,700	N/A	183,700 \$441/sq. ft.	\$6,144,497	\$87,140,216 \$474/sq. ft.	\$112,859,471

* Marked up construction costs
 ** Does not include construction contingency
 *****District’s preferred solution**

The District has selected “Option S2”, a new grades 4-7 facility on the Station Avenue site as the preferred solution, which results in the closing of the existing Mattacheese Middle School and Wixon Innovation School. The proposed facility is 183,700 gross square feet with an estimated total project cost of approximately \$112.8 million dollars.

The District selected “Option S2” as its preferred solution because it meets the needs of the District’s educational program, reduces the number of student transitions, increases collaboration between teachers in grades 4-5 and 6-7, and the site is centrally located.

Although “Option MR2” meets the needs of the District’s educational program, the District did not consider it for further evaluation because the site is not centrally located among students who live in Dennis and Yarmouth.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on May 23, 2018. At that meeting, members of the FAS discussed a number of topics including: appreciation of the District’s educational program; organization and concept of the proposed building layout; overall massing of the proposed building and its relation to the Station Avenue Elementary School; proposed site layout and circulation; incorporation of the science curriculum within the general classrooms; the spaces and schedules associated with the Art and World Language programs; the location of the media center; the location, form, and function associated with “Maker Space” areas; the function of the courtyards; community outreach and support; local funding process; the District’s timeline associated with finalizing the organization of the grade levels; the overall project schedule; and clarification regarding the MSBA’s potential participation in a base repair option.

MSBA staff reviewed the conclusions of the Feasibility Study, all subsequent submittals, and the enrollment data. Please note the following items:

- 1) MSBA staff’s recommendation to the Board for approval of the District’s preferred solution is contingent upon the District gaining full ownership, control, and exclusive use of the proposed site. The MSBA will not sign a Project Funding Agreement and will not reimburse the District for any costs incurred beyond the Feasibility Study Agreement without all land use issues being resolved.
- 2) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, the District’s preferred solution is reasonable and cost-effective, and it meets the needs identified by the District.
- 3) The MSBA requests that the District be available to present the updated preferred solution to the Facilities Assessment Subcommittee, if necessary. This potential presentation would ensure a mutual understanding and agreement of the proposed project scope and ensure that this scope will be reflected in the District’s Schematic Design submittal.
- 4) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 5) The District’s Schematic Design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education prior to issuing a Project Scope and Budget Agreement.
- 6) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, with the exception of variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 7) 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 Dennis-Yarmouth Regional School District be approved to proceed into Schematic Design to replace the existing Mattacheese Middle School and Wixon Innovation School with a new grades 4-7 facility on the Station Avenue site contingent upon the District demonstrating full ownership, control, and exclusive use of the proposed site.