

District: Spencer-East Brookfield Regional School District  
 School Name: David Prouty High School  
 Recommended Category: Preferred Schematic  
 Date: December 8, 2021

**Recommendation**

That the Executive Director be authorized to approve the Spencer-East Brookfield Regional School District (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design for an addition/renovation project at the existing David Prouty 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.

<b>District Information</b>	
District Name	Spencer-East Brookfield Regional School District
Elementary School(s)	East Brookfield Elementary (PK-6) Wire Village School (4-6)
Middle School(s)	Knox Trail Jr. High (7-8)
High School(s)	David Prouty High School (9-12)
Priority School Name	David Prouty High School
Type of School	High School
Grades Served	9-12
Year Opened	1966
Existing Square Footage	98,780
Additions	Elevator added in mid 1990s
Acreage of Site	56.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul>
Original Design Capacity	Unknown
2020-2021 Enrollment	298
Agreed Upon Enrollment	Study Enrollment includes the following configurations: Enrollment 305 (grade configuration 9-12) (Preferred Schematic) Enrollment 410 (grade configuration 8-12)
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 305 students in grades 9-12, for a project that will serve grades 9-12 and District-wide Pre-kindergarten.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	December 12, 2018
Invitation to Feasibility Study	April 15, 2020
Preferred Schematic Authorization	On December 15, 2021 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on June 22, 2022
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	66.92%

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	Colliers Project Leaders NE, LLC
Designer	Jones Whitsett Architects, Inc.

## **Discussion**

The existing David Prouty High School is a three-story 98,780 square foot facility located on a 56.5-acre site in Spencer, Massachusetts. The original school building was constructed in 1966 with accessibility upgrades and an addition project completed in the mid-1990s. The Regional District includes the communities of Spencer and East Brookfield in Worcester County.

The facility currently serves approximately 300 students in grades 9-12 and offers (3) three Chapter 74 approved programs: Marketing, Early Childhood, and Criminal Justice. Environmental Science is pending Chapter 74 approval and is currently being offered as a Perkins approved program. The existing building is made up of three distinct building masses referred throughout this memorandum as "A-wing" (containing administration, cafeteria, auditorium and mechanical room); "B-wing" (containing most classroom spaces); and "C-wing" (containing the gymnasium and physical education support spaces). The District's Statement of Interest ("SOI") identified numerous deficiencies in the existing facility associated with outdated windows, roof, HVAC, electrical, and plumbing systems, and accessibility issues. In addition, the District has indicated that the existing facility does not support the delivery of the District's education plan due to undersized academic spaces such as special education, Physical Education spaces, Media Center, Art & Music, and Administration spaces. As part of the District's Feasibility Study, the MSBA mutually agreed with the District to explore the following two enrollment options; 305 students in grades 9-12 and 410 students in grades 8-12. Additionally, the District has requested to provide programmatic space for their district-wide Pre-kindergarten program, currently being housed in the East Brookfield Elementary School.

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 (9) preliminary options that included (1) base repair option, (6) addition/renovation options and (2) new construction options. The following is a list of the preliminary options considered.

<b>Option</b>	<b>Description of Preliminary Options</b>
0	Base renovation of the existing Prouty High School. (Grades 9-12; 305 students)
1A	Minor renovation of cafeteria/auditorium and classroom wings and demolition of the C-wing gymnasium. Re-designed B-wing classrooms. (Grades 9-12 + Pre-K; 305 students)
1B	Minor renovation of A-wing cafeteria/auditorium and classroom B-wing and demolition of C-wing gymnasium. Re-designed classroom B-wing classrooms. (Grades 9-12; 305 students)
2A	Minor renovation of cafeteria/auditorium A-wing and B-wing classrooms, demolition of C-wing gymnasium. Addition proposed in front of existing A-wing cafeteria/auditorium, closer to Route 9. (Grades 9-12 + Pre-K; 305 students)
2B	Minor renovation of A-wing cafeteria/auditorium and B-wing classrooms and demolition of C-wing gymnasium. Addition proposed in front of existing A-wing cafeteria/auditorium, closer to Route 9. (Grades 9-12; 305 students)
3A	Major renovation of existing Prouty High School, retains the existing A-wing cafeteria /auditorium. (Grades 9-12 + Pre-K; 305 students)
3B	Major renovation of existing Prouty High School, retains the existing A-wing cafeteria /auditorium. (Grades 8-12 + Pre-K; 410 students)
4A	New construction on the existing Prouty High School site. (Grades 9-12 + Pre-K; 305 students)
4B	New construction on the existing Prouty High School site. (Grades 9-12; 305 students)

Although addition/renovation options “1A, 1B, 2A, and 2B” propose the redesign of the B-wing (classrooms), preserve the larger auditorium and cafeteria, and allow for inclusion of a full Pre-kindergarten program; these options were eliminated from further consideration because the District determined these options were viewed as restrictive in nature to the delivery of the educational program. Additionally, the District indicated these options would also introduce many phasing challenges during construction.

“Options 3 and 4” were further developed and (6) design alternatives associated with addition/renovation and new construction options were established. These options are referred to as “Options 3A, 3B, 3C, 4A, 4B, and 4C”.

MSBA staff and the District agreed to proceed with (7) 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, (3) addition/renovation options, and (3) new construction options.

**Summary of Preliminary Design Pricing for Final Evaluation of Options**

<b>Option (Description)</b>	<b>Total Gross Square Feet</b>	<b>Square Feet of Renovated Space (cost*/sq. ft.)</b>	<b>Square Feet of New Construction (cost*/sq. ft.)</b>	<b>Site, Building Takedown, Haz Mat. Cost*</b>	<b>Estimated Total Construction ** (cost*/sq. ft.)</b>	<b>Estimated Total Project Costs</b>
Option 1: (Option 0 in PDP) Base Repair serving grades 9-12 only	98,780	98,780 \$285/sq. ft.	N/A	\$7,878,319	\$36,030,619 \$365/sq. ft.	\$43,240,000
Option3A: (Option introduced at PSR) Addition/Renovation serving grades 9-12 only	126,531	34,800 \$364/sq. ft.	91,731 \$462/sq. ft.	\$19,603,514	\$74,723,821 \$590/sq. ft.	\$89,670,000
<b><i>Option 3B: (Option 3A in PDP) Addition/Renovation serving grades 9-12 including pre-kindergarten population***</i></b>	<b><i>134,811</i></b>	<b><i>34,800 \$364/sq. ft.</i></b>	<b><i>100,011 \$460/sq. ft.</i></b>	<b><i>\$20,089,968</i></b>	<b><i>\$78,782,230 \$584/sq. ft.</i></b>	<b><i>\$94,540,000</i></b>
Option 3C: (Option 3B in PDP) Addition/Renovation serving grades 8-12 including pre-kindergarten population	145,311	34,800 \$364/sq. ft.	110,531 \$449/sq. ft.	\$19,929,532	\$82,169,885 \$565/sq. ft.	\$98,600,000
Option 4A: (Option 4B in PDP) New Construction serving grades 9-12 only	124,559	N/A	124,559 \$439/sq. ft.	\$31,342,411	\$86,073,636 \$691/sq. ft.	\$103,290,000
Option 4B: (Option 4A in PDP) New Construction serving grades 9-12 including pre-kindergarten population	132,839	N/A	132,839 \$436/sq. ft.	\$32,040,240	\$90,064,315 \$678/sq. ft.	\$108,080,000
Option 4C: (Option introduced at PSR) New Construction serving grades 8-12 including pre-kindergarten population	143,030	N/A	143,030 \$436/sq. ft.	\$31,714,335	\$94,003,900 \$657/sq. ft.	\$112,800,000

\* Marked up construction costs

\*\* Does not include construction contingency

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

The District has selected “Option 3A” as its Preferred Schematic to proceed into Schematic Design as this option best meets the needs of the District’s educational program, includes the Pre-kindergarten program with a separate and distinct entrance, creates strong outdoor connections,

and improves internal circulation for students and staff. The District has indicated the Preferred Schematic also improves the existing site circulation and is more flexible for possible building expansion in the future when compared to other options. Additionally, the District noted the preferred addition/renovation option will allow the proposed project to move forward with in a cost-effective manner and preserve some of the most successful portions of the existing school that worked programmatically including the cafeteria, auditorium and auxiliary spaces including administration offices and art / music spaces.

Although the existing building is structurally sound and the District has invested in previous HVAC systems and other building improvements, “Option 1”, was not selected because this option does not meet the District’s educational program and spatial requirements. In addition, the District noted this option includes an undesirable level of construction phasing in an occupied school and was determined to be the most disruptive of all the options studied. Also, the District indicated challenges associated with the existing classroom wing in meeting the current building code requirements for ventilation as well as jeopardizing future accreditation due to inadequate and outdated science classrooms.

Although “Options 3A and 3C” meet the requirements of the District’s educational program, result in lower estimated costs when compared to the new construction options, and provide all of the facility improvements as in Option 3B, these options were not considered further. “Option 3A” was not selected because of the District’s desire to include programmatic space for the Pre-kindergarten program in the proposed project. “Option 3C was not selected because the District indicated the proposed project will not include the 8<sup>th</sup> grade student population and this option was considered less-viable locally and would involve undesirable redistricting.

Although “Options 4A, 4B, and 4C” propose new construction and would solve many of the existing programmatic and physical plant issues associated with the existing facility, these options were not further considered further. The District concluded that these options result in the highest estimated project cost of all the build options considered and propose to locate the new building at a significant distance from the street and out of view from Main Street.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on November 17, 2021. At that meeting, members of the FAS discussed the following items: Appreciation of the Education Program and updates to the earlier submittal; the importance of plans for professional development as it relates to the proposed changes to teaching methodology; use, access, and maintenance of the proposed courtyard; consideration of movable furniture and micro-chemistry in the science labs; incorporation of HVAC to include air conditioning throughout the building; location and curricular integration of Chapter 74 spaces in relation to general education classrooms; building circulation; the building’s connections to outdoor spaces; coordination with Tiered Focused Monitoring Team for guidance; the relationship between the commons and the library; orientation of the stage and internal circulation for large events; the proposed project size, cost, enrollment, and utilization rate in comparison to the District’s previous feasibility study with the MSBA in 2012; and community outreach and support for the proposed project.

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 and areas 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 Spencer-East Brookfield Regional School District be approved to proceed into Schematic Design for an addition/renovation project at the existing David Prouty High School that will continue to serve students in grades 9-12 and will incorporate district-wide pre-kindergarten.