

District: Town of North Attleborough  
 School Name: North Attleborough High School  
 Recommended Category: Preferred Schematic  
 Date: December 5, 2024

**Recommendation**

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

<b>District Information</b>	
District Name	Town of North Attleborough
Elementary School(s)	North Attleborough Early Learning Center (PK) Amvet Boulevard School (K-5) Community School (K-5) Falls Elementary School (K-5) Joseph W. Martin, Jr. Elementary School (K-5) Roosevelt Avenue School (K-5)
Middle School(s)	North Attleborough Middle School (6-8)
High School(s)	North Attleborough High School (9-12)
Priority School Name	North Attleborough High School
Type of School	High School
Grades Served	9-12
Year Opened	1973
Existing Square Footage	174,714
Additions	2001 – 6 classroom modular building installed 2013 – 12 new science labs and 14 new and remodeled math classrooms
Acreage of Site	72.4-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>– Building envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> 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
2023-2024	1,079 students
Agreed Upon Enrollment	1,025 students

<b>District Information</b>	
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,025 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	April 26, 2023
Preferred Schematic Authorization	On December 13, 2024 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on June 25, 2025.
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	55.63%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	The Vertex Companies, LLC
Designer	Dore + Whittier Architects, Inc.

## Discussion

The existing North Attleborough High School is a 174,714 square-foot facility located on a 72.4-acre site shared with the North Attleborough Middle School. The facility currently serves students in grades 9-12 and was originally constructed in 1973. Six (6) modular classrooms were added to the east classroom wing in 2001, along with a renovation and reconfiguration of the existing classrooms and science lab classrooms in the east classroom wing of the building in 2013.

The District’s Statement of Interest (“SOI”) identifies deficiencies in the existing facility associated with outdated mechanical, electrical, and plumbing systems; the building envelope; windows; the roof; and accessibility issues. The SOI also notes that existing spaces within the facility are 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, gathering input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied four (4) preliminary options that included: one (1) code upgrade option, one (1) addition/renovation option, and two (2) new construction options. The following is a detailed list of the preliminary options considered.

<b>Option</b>	<b>Description of Preliminary Options</b>
RP1	Base repair/ code upgrade at the existing North Attleborough High School facility with an estimated construction cost of approximately \$85.3 million and an estimated total project cost of \$110.9 million.
AR1	Addition/ renovation of the existing North Attleborough High School facility with an estimated construction cost of approximately \$202.9 million and an estimated total project cost of \$263.8 million.

N1	New construction (2-story building concept) with an estimated construction cost of approximately \$205.1 million and an estimated total project cost of \$266.7 million.
N2	New construction (3-story building concept) with an estimated construction cost of approximately \$198.8 million and an estimated total project cost of \$258.5 million.

As a result of this analysis, the District determined that all four (4) options would be considered for further evaluation. However, following the evaluation of the preliminary options, the District developed a third new construction option, referred to as “Option N3,” which proposes a programmatic layout and adjacencies similar to “Option N1,” but in a 3-story scenario. “Option N3” has an estimated construction cost of approximately \$226.5 million and an estimated total project cost of \$290 million.

MSBA staff and the District agreed to explore the following (5) five options for further development and consideration in the final evaluation and development of preliminary design pricing, as presented below, including: one (1) base repair/code upgrade option, one (1) addition/renovation option, and three (3) 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
<b>Option RP1:</b> (Base repair/ code upgrade)	174,714	174,714 \$414/sq. ft.	N/A	\$11,877,961	\$84,213,051 \$482/sq. ft.	\$107,792,706
<b>Option AR1:</b> (Addition/ renovation)	217,313	74,862 \$690/sq. ft.	142,451 \$860/sq. ft.	\$54,803,336	\$228,997,679 \$1,054/sq. ft.	\$293,117,029
<b>Option N1:</b> (New construction, 2-story building concept; elongated academic wings)	226,740	N/A	226,740 \$747/sq. ft.	\$54,694,463	\$224,035,232 \$988/sq. ft.	\$286,765,097
<b>Option N2:</b> (New construction, 3-story building concept; compact footprint without separate academic wings)	226,740	N/A	226,740 \$742/sq. ft.	\$54,701,545	\$222,940,358 \$983/sq. ft.	\$285,363,658
<b>Option N3:</b> (New construction, 3-story building concept; shortened academic wings)***	226,740	N/A	226,740 \$758/sq. ft.	\$54,675,701	\$226,542,354 \$999/sq. ft.	\$289,974,213

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\*District’s Preferred Schematic

The District has selected “Option N3” as its Preferred Schematic to proceed into Schematic Design, as the District determined this option best meets the needs of the District’s educational program. The District also indicated that the proposed design provides the District with preferred connections

between learning spaces. Additionally, this option includes two courtyards, which the District believes will encourage and promote extending the learning environment to the outdoors. Furthermore, this option also provides a separate and dedicated high school site entrance, which was preferred by the District.

“Option RP1” was not selected by the District because this option does not meet the needs of the District’s educational program, does not provide any site improvements, and would require temporary modular classrooms. Additionally, the District indicated that this option would result in significant disruption to ongoing education during phased construction.

“Option AR1” was not selected by the District because this option does not fully meet the needs of the District’s educational program. The anticipated travel distances between learning spaces located in the new addition versus the renovation are elongated, and the District raised concerns about the time necessary to travel between classes. Additionally, the District indicated that this option would result in significant disruption to ongoing education during phased construction.

Although “Option N1” meets the goals of the District’s educational program, this option was not selected by the District due to their concerns associated with a 2-story design, which would require a larger on-site building footprint. Additionally, the proposed learning neighborhoods would result in a “wing-like” organization that spans further from the cafeteria, which the District found less desirable when compared to “Option N3”.

Although “Option N2” meets the goals of the District’s educational program, this option was not selected by the District because the proposed location of the gymnasium and auditorium are not separated but grouped as adjacent to each other, which the District determined to be an undesirable feature when compared to “Option N3”. Additionally, this option does not create the desired outdoor learning spaces that are included in “Option N3”.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on November 6, 2024. At that meeting, members of the FAS discussed the following items: their appreciation of the Educational Program and the District’s commitment to multidisciplinary, investigative, and project-based learning; the distribution of special education spaces and the DESE review process; the proposed layout and utilization of the Dining Commons, including proposed lunch scheduling; the location of the proposed Environmental Engineering Program Classroom and opportunities to access the courtyards; a suggestion to incorporate biosafety cabinets in Science classrooms, if applicable; opportunities to create more unique learning opportunities for second semester seniors; a suggestion to make the auditorium versatile and able to accommodate smaller productions; indoor/outdoor connections, particularly between the programs adjacent to the courtyards; consideration of the site holistically in relation to the adjacent middle school and campus concept; opportunities to signify the main entrance to create a sense of arrival; and, definition of the architectural character of the building as the design progresses.

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, 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 will be done 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 Town of North Attleborough be approved to proceed into Schematic Design to replace the existing North Attleborough High School with a new facility serving students in grades 9-12 on the site of the existing school.