



**WACHUSETT REGIONAL SCHOOL DISTRICT**

Holden - Paxton - Princeton - Rutland - Sterling



**Massachusetts School Building Authority**

*Funding Affordable, Sustainable and Efficient Schools for Local Communities*

## Mountview Middle School

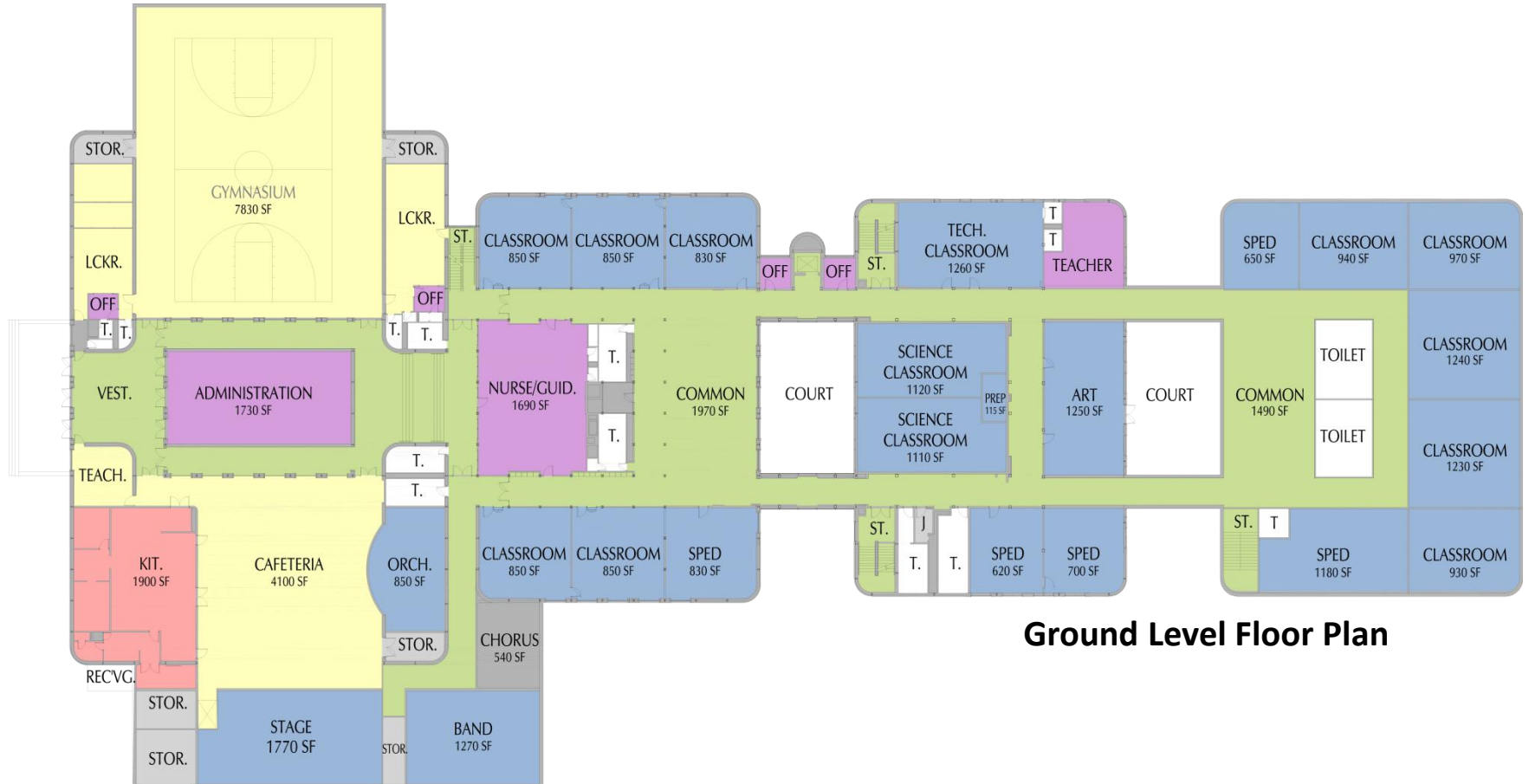


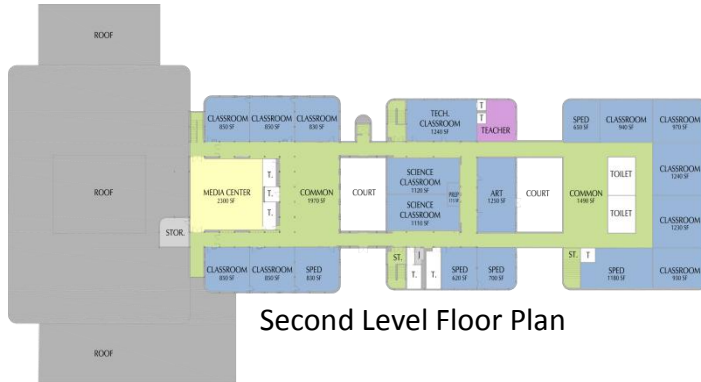
- RENOVATION / ADDITION
- NEW CONSTRUCTION ON EXISTING SITE
- NEW CONSTRUCTION ON ALTERNATE SITE

**SUMMARY**

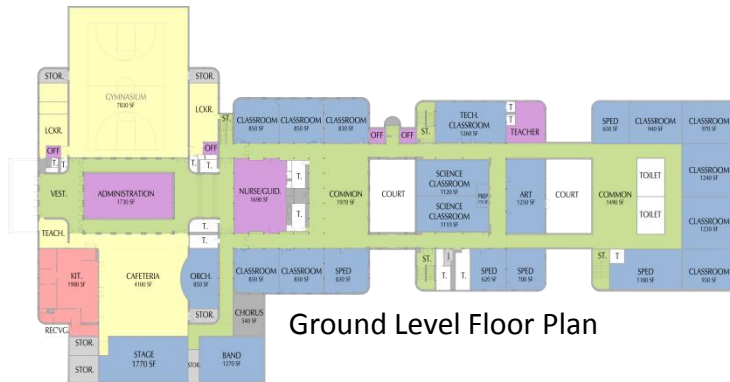
- Renovate and reconfigure existing building
- 52,000 square-foot addition
- New addition behind school
- New additions to Gymnasium & Cafeteria
- Upgrade all building systems
- Work done during school years, accelerated during non-school periods
- Hazardous material remediation
- Larger gross square footage required to yield enough academic/teaching space



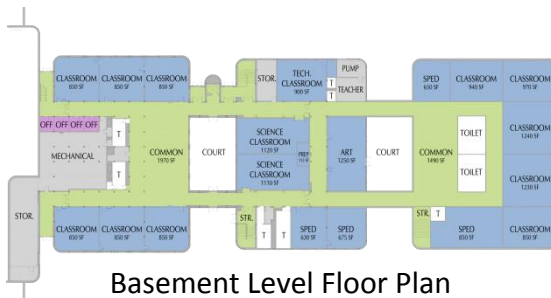




Second Level Floor Plan



Ground Level Floor Plan



Basement Level Floor Plan

### ADVANTAGES

- Lowest project cost
- Utilizes existing structure
- Utilizes current school site minimizing site work

### DRAWBACKS

- Higher risk of change orders due to unforeseen conditions
- Budget must carry higher contingencies
- Longer, more-complicated project schedule
- Severe impact on students and operations during construction
- Requires use of temporary classrooms
- Some teaching spaces will be undersized
- Highest long-term annual operating costs

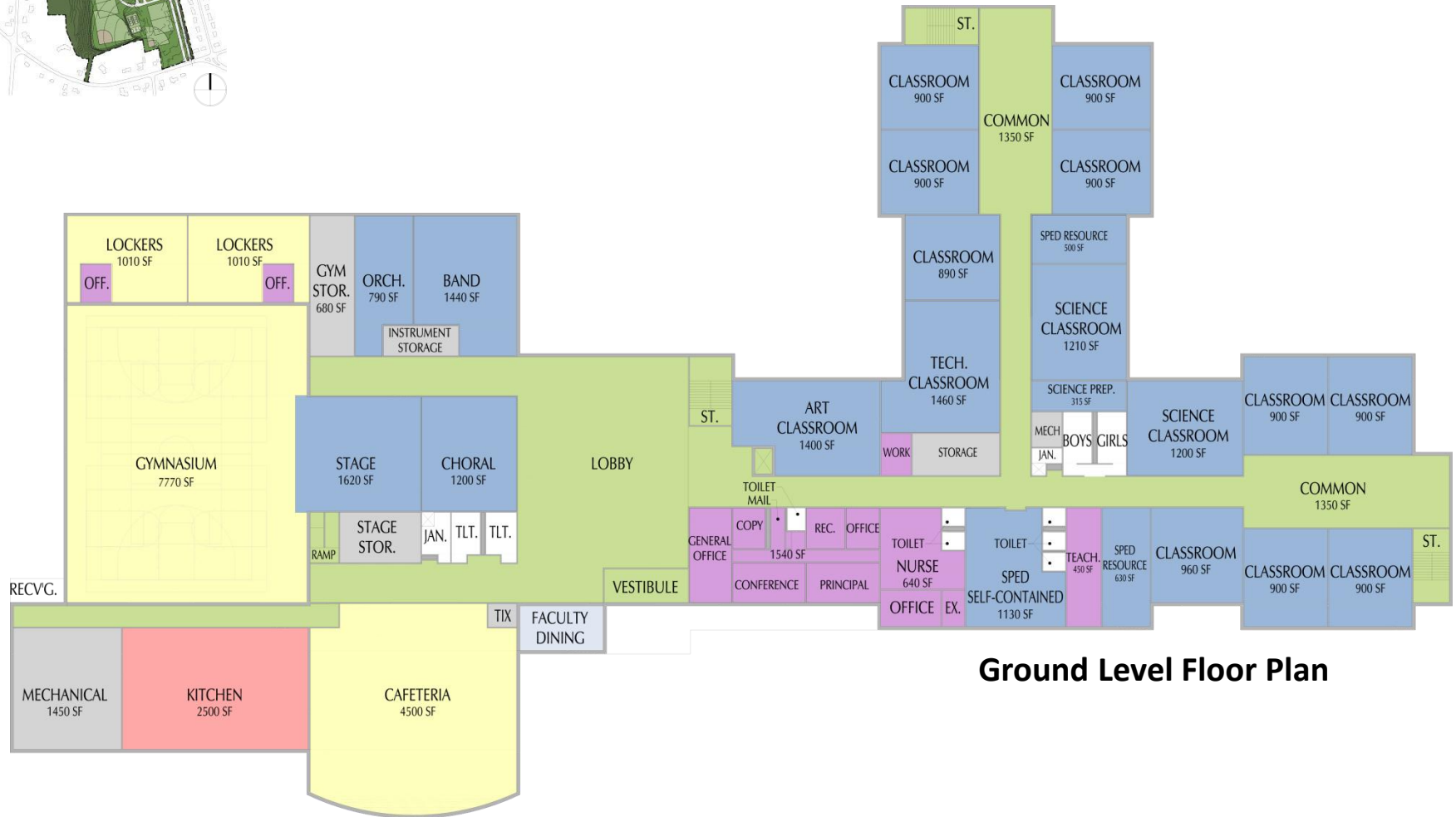
## PRELIMINARY PSR COST ESTIMATES

- Total project — \$55.9 to \$58.3 million  
(Includes costs to remediate hazardous material and to provide temporary classrooms.)
- Construction Phase — 30 Months

**SUMMARY**

- Construction located behind existing building
- New, 128,000 square-foot building
- Mountview in full use during construction
- No change to the volume of traffic on Shrewsbury Street
- Relocate Athletic Fields
- Cost to remediate Hazardous material and demolish old building is reimbursable

### Evaluation of Alternatives: *Existing Site – New Construction*

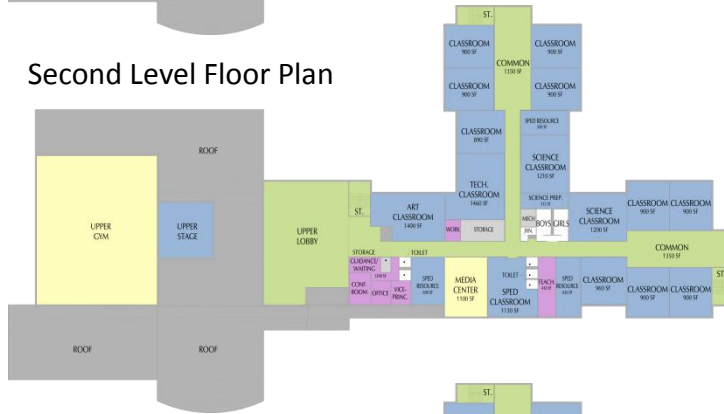




### Third Level Floor Plan



### Second Level Floor Plan



### Ground Level Floor Plan



## ADVANTAGES

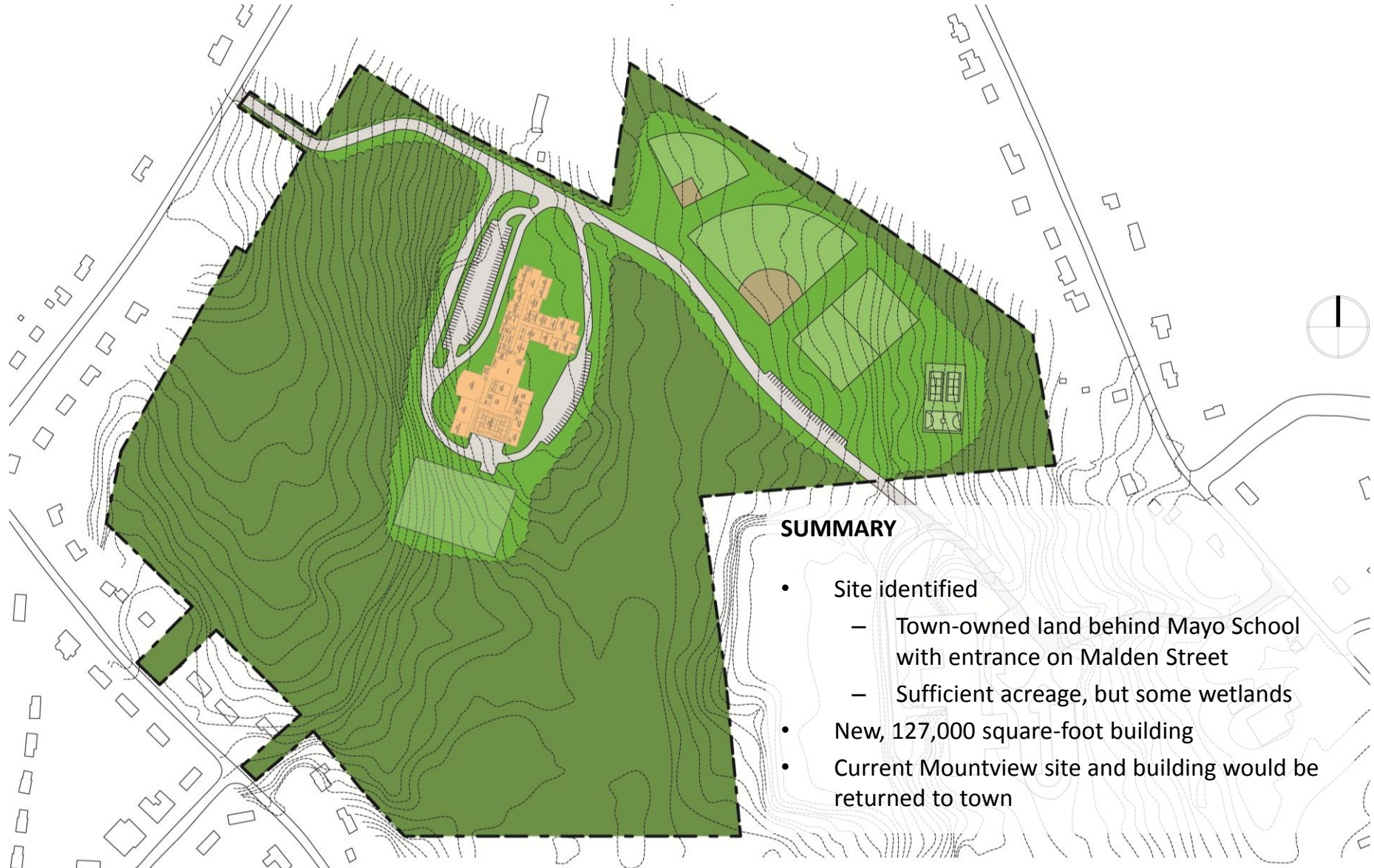
- Optimal building design for WRSD educational program
- Minimum risk for unforeseen conditions
- Simplified construction process
- Lower annual operating cost (smaller building, best materials/technologies)
- Lower site-development cost
- Better traffic circulation and parking on site
- No change to traffic volume on Shrewsbury street

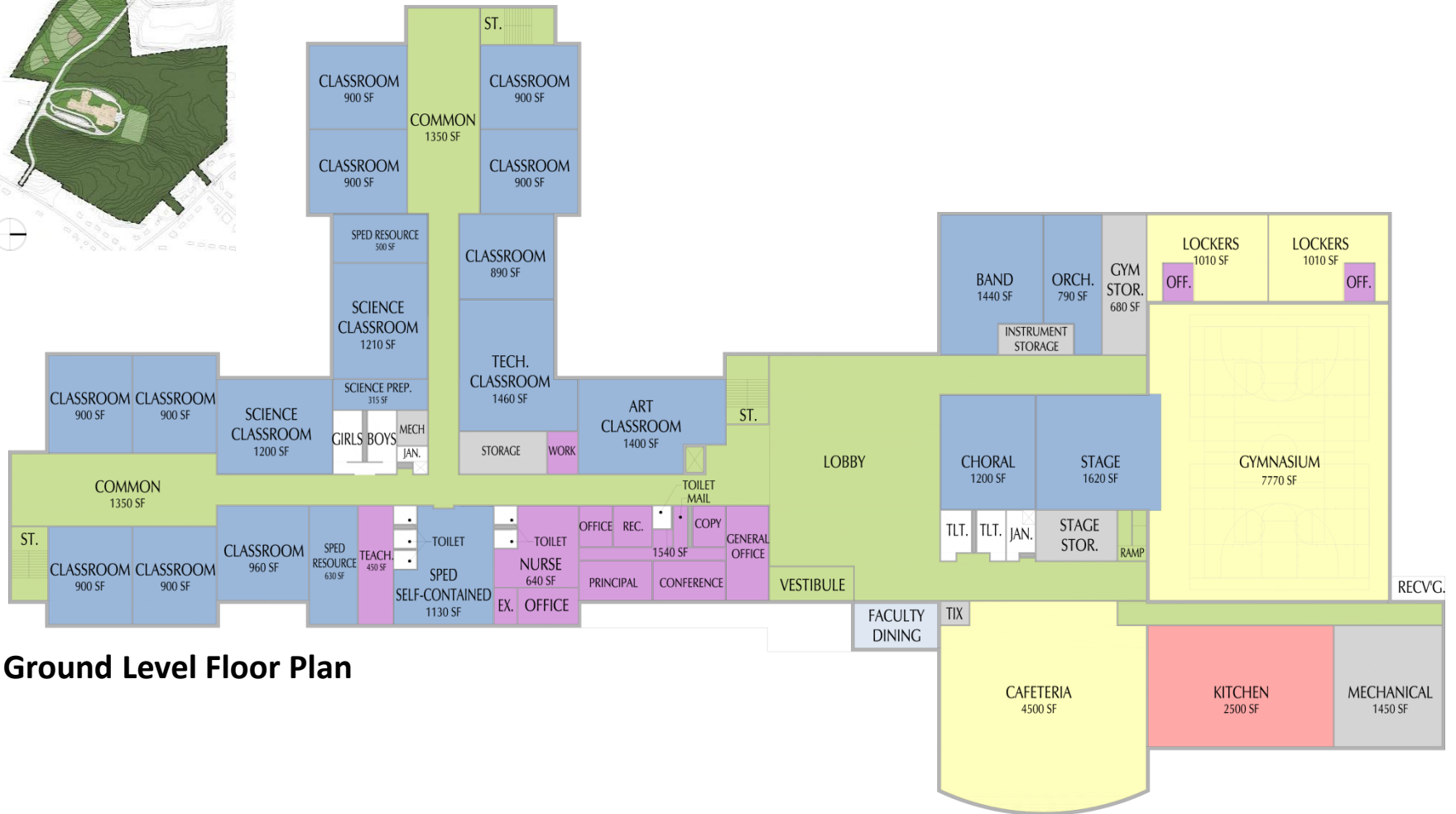
## DRAWBACKS

- Most expensive option due to hazardous material remediation and demolition
- Some impact on students and school operations during construction
- Loose some playing fields during construction
- Construction schedule works around school operations

## PRELIMINARY PSR COST ESTIMATES

- Total project — \$59.3 to \$61.8 million  
(Includes costs to demolish Mountview and remediate hazardous material, which is reimbursable.)
- Construction Phase — 27 Months





**Ground Level Floor Plan**





### ADVANTAGES

- Optimal building design for education
- Preserves Mountview building and site for alternate uses
- No impact on students or school operations
- Lower annual operating cost (smaller building, best materials/technologies)
- Relieves traffic on Shrewsbury Street
- Shortest construction timeline

### DRAWBACKS

- Cost more than addition/renovation
- Wetlands pose permitting
- Increases traffic on Malden Street
- Off site improvements could be substantial and are no reimbursable
- No state reimbursement for costs to remediate Hazardous material at Mountview or for its demolition

## PRELIMINARY PSR COST ESTIMATES

- Total project — \$57.4 to \$59.8 million

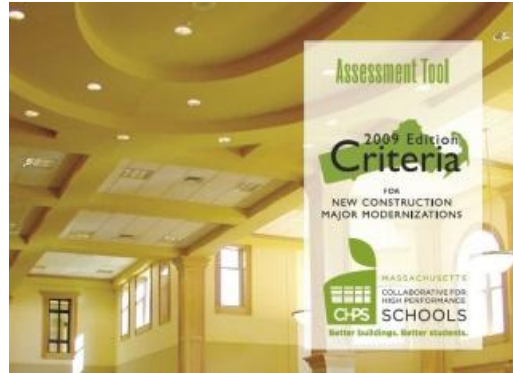
(Excludes costs of off site improvements, demolition and remediation hazardous material at Mountview, which are not reimbursable.)

- Construction Phase — 24 Months

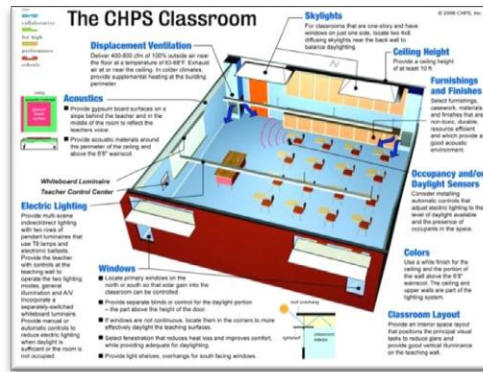
	Renovation / Addition	New building / current site	New building / new site
Construction Cost (million)*	\$46.6	\$49.2	\$47.8**
Grossing factor of 1.2 - 1.25 to cover Fees, Testing, FFE, etc.			
Total Cost (million)*	\$55.9 — \$58.3	\$59.3 — \$61.8	\$57.4 — \$59.8**

\*Estimates are based on a Construction Manager at risk delivery method

\*\*Excludes costs of off site improvements, demolition and remediation hazardous material at Mountview, which are not reimbursable



*“Sustainable design begins when projects are first imagined, and requires thinking “green” at every stage in the project, starting with the decision to build new or renovate.”*



A high performance school is:

- Healthy
- Comfortable
- Energy Efficient
- Material Efficient
- Easy to Maintain and Operate
- Commissioned
- Environmentally Responsive Site
- A Building That Teaches
- Safe and Secure
- Community Resource
- Stimulating Architecture
- Adaptable to Changing Needs



### Evaluation of Alternatives: *MSBA Space Summary Variances*

- General Classrooms: Two more than allotted
- Science Classrooms: One less than allotted
- Science Prep Rooms: One less than allotted
- Self Contained SPED: One less than allotted
- Art Classrooms: One more than allotted
- Stage Storage: 400 sqft. more than allotted
- Gymnasium: 2,000 sqft. more than allotted
- Gymnasium Storage: 200 sqft. more than allotted
- Cafeteria: 1,500 sqft. less than allotted
- Media Center: 4,000 sqft. less than allotted
- Music Classrooms: One more than allotted
- Medical Suite Toilets: One more than allotted
- Teacher's Work Rooms: Two more than allotted
- Guidance Offices: Two less than allotted

M2024 Guidelines (refer to M2024 Educational Program & Space Standard Guidelines)			
Room No.	# of Beds	area (sqm)	Comments
1000			
1001	20	10.00	20 sq. m, 100 sq. ft
1002			
1003			
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1005	2	1.00	
1006	2	0.85	2-person room
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### Task Name

### Completion Date

1. PROJECT KICK-OFF MEETING	Mon 5/14/12
2. LPA AND CONSULTANT WALK THROUGH	Thu 5/24/12
3. INITIAL SPACE SUMMARY	Fri 6/1/12
4. EVALUATION OF EXISTING CONDITIONS	Fri 6/1/12
5. SITE DEVELOPMENT REQUIREMENTS	Wed 6/13/12
6. EVALUATION OF ALTERNATIVES	Tue 7/3/12
7. GEOTECHNICAL BORINGS	Wed 5/30/12
8. LPA TEACHER INPUT MEETING	Tue 6/5/12
9. TRAFFIC STUDY	Thu 6/7/12
10. ALTERNATIVE SITES MEETING WITH TOWN OFFICIALS	Wed 6/13/12
11. GREEN CHARRETTE MEETING	Thu 6/21/12
12. PROPOSED SPACE SUMMARY BY WRSD	Mon 7/2/12
13. LPA PRESENT PDP PROGRESS TO SCHOOL BUILDING COMMITTEE	Tue 7/31/12
14. OPM REVIEW PDP PROGRESS SUBMITTALS	Tue 8/14/12
15. LPA PRESENTATION TO PUBLIC, BOARD OF SELECTMAN, FINANCE COMMITTEE, & TOUR BUILDING	Tue 7/17/12
16. LPA DELIVER PDP TO SBC FOR REVIEW	Tue 8/7/12
17. SCHOOL BUILDING COMMITTEE VOTE ON PDP	Tue 8/7/12
18. SIGNED LOCAL ACTIONS APPROVAL CERTIFICATE	Tue 8/7/12
19. PDP TO MSBA	Wed 8/15/12
20. MSBA REVIEW PDP	Thu 9/27/12
21. LPA CREATE PSR	Tue 9/11/12
<b>22. PSR DRAFT TO SCHOOL BUILDING COMMITTEE</b>	<b>Wed 9/5/12</b>
23. SBC VOTE ON PSR	Tue 9/11/12
24. SIGNED LOCAL ACTIONS APPROVAL CERTIFICATE	Tue 9/18/12
25. PSR TO MSBA	Thu 9/27/12
26. MSBA REVIEW PSR	Wed 11/14/12
27. FACILITIES ASSESSMENT SUBCOMMITTEE MEETING	Wed 10/17/12
28. MSBA BRD VOTE ON PSR	Wed 11/14/12
29. DEVELOP SCHEMATIC DESIGN PACKAGE AND BUDGET	Mon 12/31/12
30. SD SUBMITTALS DUE TO MSBA	Wed 1/2/13
31. MSBA BOARD VOTE ON SCHEMATIC DESIGN	Tue 3/5/13