

MOUNTVIEW MIDDLE SCHOOL

BUILDING PROJECT AND THE FEASIBILITY STUDY

August 20, 2012
Wachusett Regional High School

A Brief Introduction

- The Mountview Middle School Project team comprises scores of experts from every area of education and municipal construction.
 - Town of Holden
 - Massachusetts School Building Authority
 - WRSD Administration
 - Mountview School Building Committee
 - Lamoureux Pagano & Associates
 - Various specialized engineering firms

Why This Project?

- Correct...
 - Overcrowding
 - Obsolete spaces
 - End-of-life Systems
 - Inefficiencies and Hazards
- The Feasibility Study being conducted by Holden's Mountview School Building Committee (MSBC) and architects Lamoureux Pagano & Associates (LPA) will determine how best to fix these problems.

Overcrowding

- Mountview is designed to serve 600 students.
- In 2012–2013, 764 students will attend.
- Holden will propose a new or renovated middle school based on an 800-student enrollment.
- **To meet state guidelines** for an 800-student school, the building's size must increase about 40 percent (from 91,000 to 128,000 square feet).

Obsolete Spaces

- Classrooms and labs, designed nearly 50 years ago, fail to meet minimum standards today.
 - Number and size of classrooms fall far short of MSBA's guidelines
 - Existing labs are undersize, lack basic plumbing, electrical, and gas service, and have no prep rooms
- The project will upgrade these spaces to meet today's standards, reconfiguring and equipping them to support teaching in the 21st-century.

End-of-Life Systems

- **EVERY** major system in Mountview Middle School is near, at, or beyond its service life.
 - HVAC/Plumbing
 - Electrical
 - Roof and Building Envelope
- Inevitably and soon, Holden **must** repair or replace these expensive systems. The project offers the most cost-effective opportunity to deal with this liability.

Inefficiencies and Hazards

- Substantial savings in operating costs per square foot can be realized annually when...
 - A new boiler and HVAC system is in place.
 - Single-pane windows are eliminated.
 - New lighting/electrical systems are on line.
 - New insulation meets today's standards.
- There are safety and environmental hazards at Mountview. This project can correct and abate them.

Key Criteria for ANY Solution

- MSBA will cost-share with Holden **ONLY IF** the adopted solution meets these three criteria...
 1. Substantially conforms to guidelines of the Massachusetts School Building Authority (MSBA).
 2. Reflects and supports the educational program and practices of the school district.
 3. Will produce a 50-year building.

Feasibility Study = The Right Solution

- The Preliminary Design Program (**PDP**) has been submitted to MSBA (8/14/12).
- This 602-page report describes in detail:
 - Project Overview and Schedule
 - Educational Program
 - Initial Space Summary
 - Evaluation of Existing Conditions
 - Site Development Requirements
 - Preliminary Evaluation of Alternatives

Feasibility Study = The Right Solution

- During the PDP phase, MSBA required the project team to fully consider and evaluate each of these alternatives:
 1. Do Nothing “No-Build”
 2. Minimal Repair
 3. Moderate Repair and Updates
 4. Full Renovation and Addition
 5. Build New on New Site
 6. Build New on Existing Site

Feasibility Study = The Right Solution

- Only three options will fix Mountview and meet MSBA's key criteria to qualify for state funding (more than 50 percent):
 4. Full Renovation and Addition
 5. Build New on New Site
 6. Build New on Existing Site
- MSBC voted to continue studying these options.

The Process: What's Next...

- **Public Hearing on Tuesday, August 28**
 - 7 p.m., Mountview Middle School
 - Discuss data, findings, and recommendations of the PDP and prepare for the next phase in the Feasibility Study
 - Receive input from Holden's Finance Committee, Select Board, and the public

The Process: What's Next...

- The next phase of the Feasibility Study, calls for a Preliminary Schematic Report (**PSR**) that further develops the three solutions recommended in the PDP.
 - Addition/Renovation
 - Build on New Site
 - Build on Existing Site

The Process: What's Next...

- Continuing discussion of the PSR. One preferred solution will be adopted on Sept. 11.
- **The project does not move forward** unless and until MSBA endorses the conclusions of the PSR and agrees with Holden's preferred solution.
- Schematic designs and firm budgets for the agreed-upon solution will be submitted to MSBA by the end of 2012.

THANK YOU!

QUESTIONS?