

# MSHS New Build Project Project Recap

MS/HS NEW BUILD WORKING GROUP

# Project Background/Recap

**2016:** Buildings and Grounds Committee authorizes group of board/staff/community to evaluate facility conditions at the MSHS

**Winter 2017:** \$150,000 funding secured for preparation of Facilities Analysis and Master Plan

**Spring 2017:** After highly competitive RFP, Lavallee Brensinger Architects selected for 21st Century School Master Plan

**2017-2018:** Baseline Facility Study, Visioning Workshops, Project Goals established

## Excerpt from Existing Facilities Study:

“The nearly 60-year-old facility is maintained by an active and thoughtful facilities department and committee. With limited financial resources, they have kept the school up and running, well beyond the typical lifespan for such a facility. Many of the spaces serve their program better than should be expected under these conditions. However, much of the building and building’s systems, are functionally obsolescent making it challenging to support learning and teaching.”

## Resulting Facility Goal Statement:

A safe, open, day-lit, flexible and collaborative Learning Environment, welcoming to the whole community; with proper adjacencies, student display, healthy, energy-efficient systems, integrated technology, high performance construction and connected to the site and natural resources

# Project Background/Recap

**Winter 2019:** Architectural options developed/presented

**Spring 2019:** Configuration Committee tasked with evaluating financial feasibility of new MS/HS building

**Summer 2019:** Board adopts District Strategic Plan

**Fall 2019:** MS/HS Working Group formed



# 2019 Architectural Findings





# Evaluation Criteria:



## Existing: Renovation Only

Learning Environment:  
1.0

Sustainability:           1.6

Site Organization:  
2.0

Community Connected:  
1.8

Project Cost/Value:  
1.0

1.5



## Option 1: Existing and Additions

Learning Environment:  
3.0

Sustainability:           2.6

Site Organization:  
3.2

Community Connected:  
2.8

Project Cost/Value:  
1.6

2.6



## Option 2: River School

Learning Environment:  
4.0

Sustainability:           3.9

Site Organization:  
3.9

Community Connected:  
4.0

Project Cost/Value:  
3.8

3.9

# Estimated Project Costs :



## Existing: Renovation Only

Heavy Renovation @ \$187/SF  
Existing School = 139,000 SF  
*(25,000 SF less than desired program)*

- Construction = \$26 M
- Demolition = \$.5 M
- Site Upgrades = \$4.5 M
- 30% GC/Cont. = \$9 M
- 28% Soft Costs = \$11 M

**Total Project = \$46\*-\$51 M**

❖ Does Not Meet Project Goals!



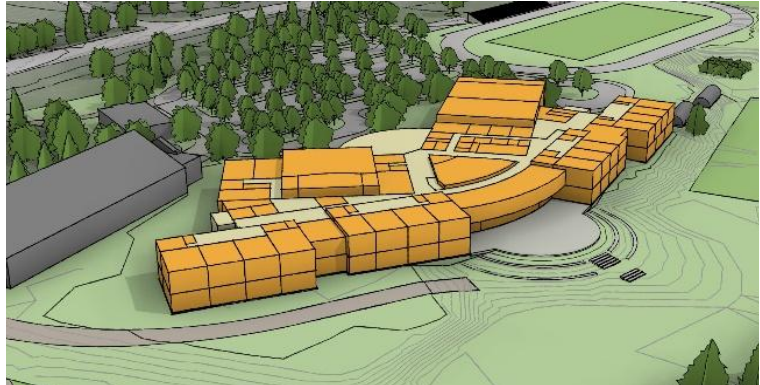
## Option 1: Existing and Additions

Reno/Addition @ \$218/SF  
Combined School = 190,000 SF  
*(26,000 SF more than program)*

- Construction = \$41.5 M
- Demolition = \$.5 M
- Site Upgrades = \$4.5 M
- 30% GC/Cont. = \$14 M
- 28% Soft Costs = \$17 M

**Total Project = \$70\*-\$77.5 M**

❖ Only Meets Some Project Goals!



## Option 2: River School

New Construction @ \$232/SF  
New School = 164,000 SF  
*(Desired program SF)*

- Construction = \$38 M
- Demolition = \$1 M
- Site Upgrades = \$4.5 M
- 22% GC/Cont. = \$9.5 M
- 25% Soft Costs = \$13.5 M

**Total Project = \$58\*-\$66.5 M**

❖ Meets All Project Goals!

\* Reasonable to expect a cost reduction during a VE/SF Process - Budgets based on today's dollars - Escalation = 5% per year



# 2019 Strategic Plan

## **Strategic Plan Goal #3:**

**“Our facilities serve as an exemplar for Vermont and meet or exceed national best practices for school design.”**

## **Strategic Plan Goal #9:**

**“Actively seek donors and investors and strategically promote our schools to potential new families, students, and educators.”**

# Project Background/Recap

## Fall 2019

- ~\$280,000 in funding secured for LBA to continue Detailed Design and costing
- VT River Corridor & Natural Resources preliminary approvals secured

## Winter 2020:

- Geotechnical borings determine good “glacial till” under proposed building site, making it suitable for new building
- Application for Preliminary Project Approval submitted to AOE

**Summer 2020:** Detailed Stormwater Study complete



# Project Background/Recap

## Spring 2021:

- Schematic Design Completed along with detailed Project Costing at ~\$73.5M
- Based on projected tax impacts and failed school bond votes in other districts, project determined to be not financially feasible if funded by a taxpayer bond alone, need for fundraising identified
- NESDEC Enrollment Study completed: +120 students by 2030

# Project Background/Recap

**Spring 2022:** \$50k of Woodstock EDC funding used to hire part time fundraising coordinator

**Winter 2023:** Board implements New Build Tax Impact policy

**Spring 2023:** District voters approve \$1.65M for New Build Detailed Design, Permitting, & Construction Manager



# Approved Warrant Article

**ARTICLE 7:** Shall the voters authorize the financing of the design, bidding, permitting, and document development for the proposed new middle/high school in an amount not to exceed One Million Six Hundred Fifty Thousand Dollars (\$1,650,000), subject to reduction from the application of available state and federal grants-in-aid and reserves, to be financed over a period not to exceed five (5) years?

# DISCUSSION

