

# Agawam High School

Agawam, MA

City Council Working Session

July 10, 2023

---



# TODAY'S AGENDA

1. Introductions
2. Timeline
3. MSBA Process
4. Design Alternatives
5. Questions and Comments
6. Next Meeting



# AGAWAM HS

## MSBA PROCESS



### FLANSBURGH



Kent Kovacs



Vince Dube



Madeleine Lee



Roberta Nardi

### LeftField



Jim Rogers



James Riefstahl



Linda Liporto



Adele Sands



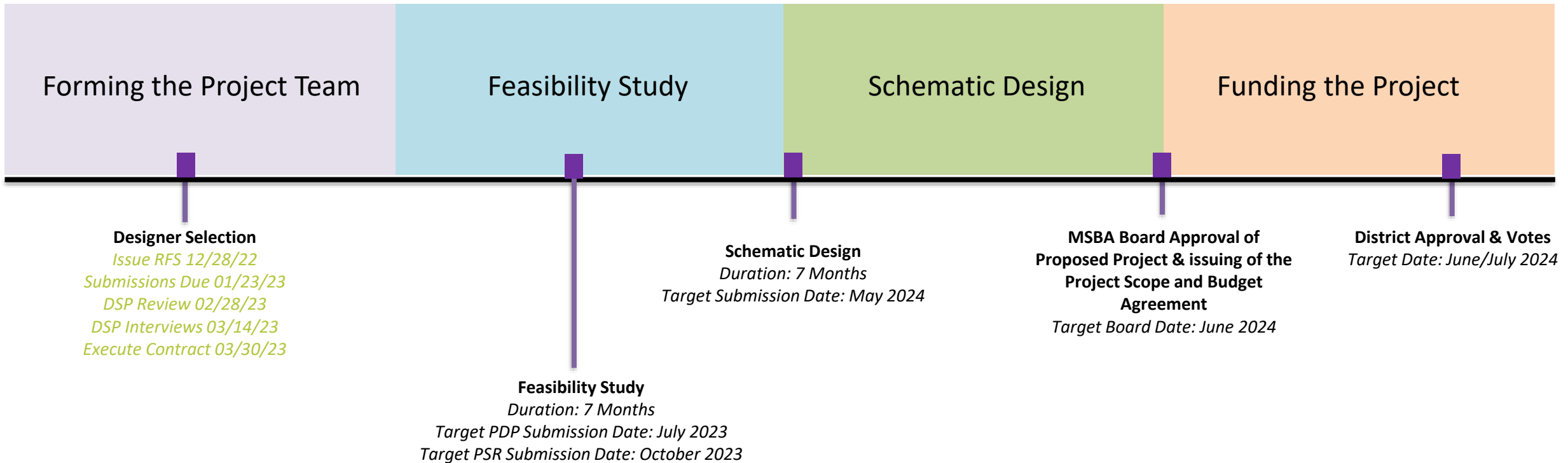
Jay Faxon

# AGAWAM HS

## PROJECTED PROJECT TIMELINE \*



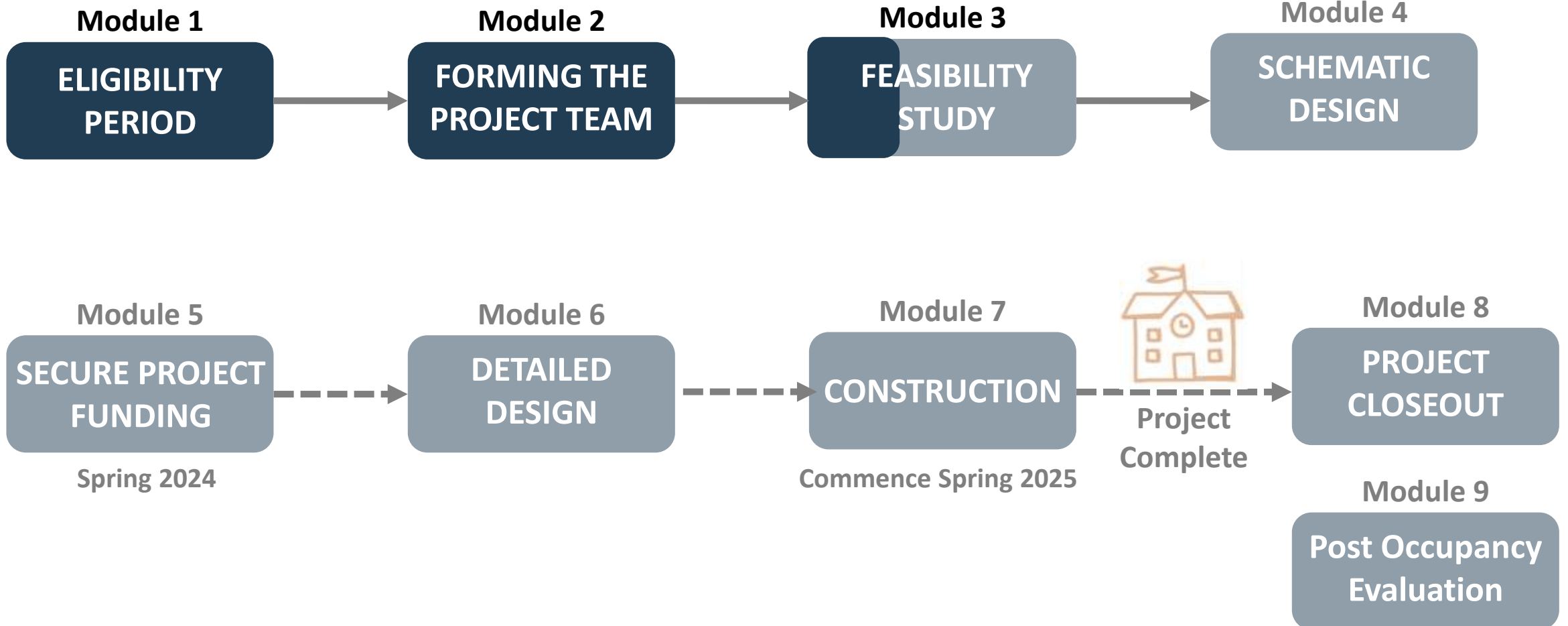
### Feasibility Study Duration: 20 Months



\*All dates are tentative and subject to change based on district and MSBA schedules

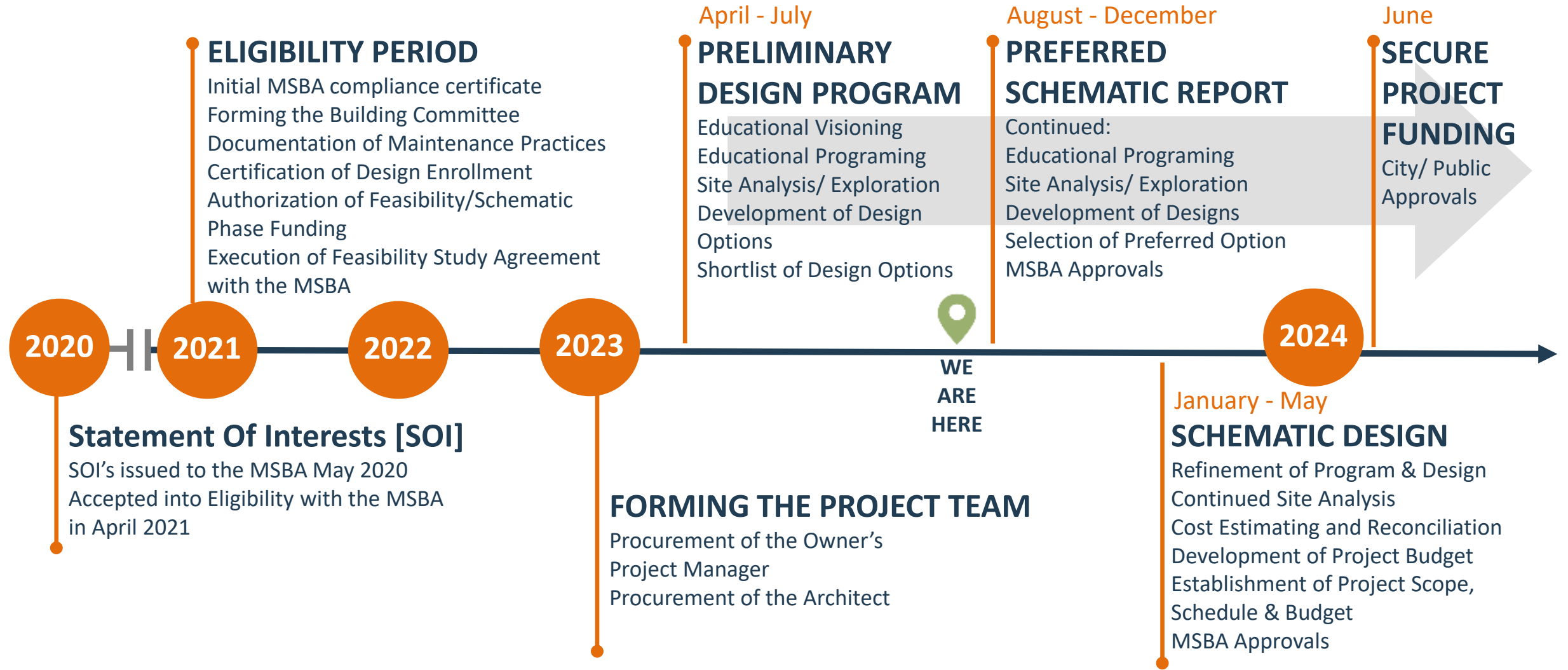
# AGAWAM HS

## MSBA PROCESS



# AGAWAM HS

## MSBA PROCESS



# AGAWAM HS

## MSBA PROCESS



WE ARE HERE



July

December

2024

May

June

2023

### PRELIMINARY DESIGN PROGRAM

Required

1 Required

1 Required

**CODE Upgrade**

**Add/Reno  
2A  
955**

**New  
1A  
955**

**Add/Reno  
2B  
955**

**New  
1B  
955**

**Add/Reno  
3A  
955**

**New  
1C  
955**

**Add/Reno  
3B  
955**

*(Quantitative & qualitative data voted on by SBC)*

### PREFERRED SCHEMATIC REPORT

Required

1 Required

1 Required

**CODE Upgrade**

**Add/Reno  
1  
955**

**New  
1  
955**

*(Quantitative & qualitative data voted on by SBC)*

**Add/Reno  
2  
955**

**New  
2  
955**

### SCHEMATIC DESIGN

Development of Project Scope, Budget, and Schedule

**Preferred Option  
TBD**

### SECURE PROJECT FUNDING

**Finalized Project Scope, Budget, and Schedule**

**Preferred Option  
TBD**



### MSBA REIMBURSEMENT – GRANT ASSESSMENT

#### How it Works – *When*

At the end of the schematic phase and subject to MSBA BOD (Board of Directors) approval, the MSBA and Agawam HS will enter into a Project Scope and Budget Agreement (“PSBA”). Prior to this agreement, the MSBA will take an assessment of the budget and determine specific ineligibles and/or exclusions to the project which will affect the maximum reimbursement grant. This will in turn affect Agawam's share of the project costs.

In other words, as the reimbursement grant decreases, Agawam’s share increases.



# AGAWAM HS

## DESIGN ALTERNATIVES



DESIGN ALTERNATIVES	POSSIBLE OPTIONS	SWING SPACE MODULARS (NOT REIMBURSED)	CONSTRUCTION DURATION (FOR BUILDING ONLY)	GREEN PROGRAM (2%) REIMBURS.	RENOVATION MSBA INCENTIVE
NEW CONSTRUCT. (100%) (OPTION 1A)	●	ADEQUATE SPACE ON SITE TO AVOID EXISTING BUILDING	24 months (APPROXIMATE)	●	INELIGIBLE
NEW CONSTRUCT. (100%) (OPTION 1B)	●	REQUIRES PHASING WITH EXISTING BUILDING	30 months (APPROXIMATE)	●	INELIGIBLE
NEW CONSTRUCT. (100%) (OPTION 1C)	●	REQUIRES PHASING WITH EXISTING BUILDING	30 months (APPROXIMATE)	●	INELIGIBLE
ADD(75%)/RENO(25%) (OPTION 2A)	●	● (\$5 - \$10 MIL.)	30 months (APPROXIMATE)	●	●
ADD(75%)/RENO(25%) (OPTION 2B)	●	● (\$5 - \$10 MIL.)	30 months (APPROXIMATE)	●	●
ADD(50%)/RENO(50%) (OPTION 3A)	●	● (\$5 - \$10 MIL.)	32 months (APPROXIMATE)	●	●
ADD(50%)/RENO(50%) (OPTION 3B)	●	● (\$5 - \$10 MIL.)	32 months (APPROXIMATE)	●	●
CODE UPGRADE (100%)	●	● (\$5 - \$10 MIL.)	36 months (APPROXIMATE)	INELIGIBLE	IF SUPPORTED BY MSBA

# AGAWAM HS

## DESIGN ALTERNATIVES



# AGAWAM HS

## DESIGN ALTERNATIVES – NEW CONSTRUCTION



### Option 1A - New Construction

New Building - 213,900 SF

Renovation Pre-K- 17,500 SF

New Greenhouse- 1,400 SF



# AGAWAM HS

## DESIGN ALTERNATIVES – NEW CONSTRUCTION



### Option 1B - New Construction

New Building - 213,900 SF

Renovation Pre-K- 17,500 SF

New Greenhouse- 1,400 SF



# AGAWAM HS

## DESIGN ALTERNATIVES – NEW CONSTRUCTION



### Option 1C - New Construction

New Building - 200,700 SF  
(Reno - 13,200 SF)

Renovation Pre-K- 17,500 SF

New Greenhouse- 1,400 SF



# AGAWAM HS

## DESIGN ALTERNATIVES



### Series 2

#### Addition/Renovation Options



# AGAWAM HS

## DESIGN ALTERNATIVES – ADD/RENO

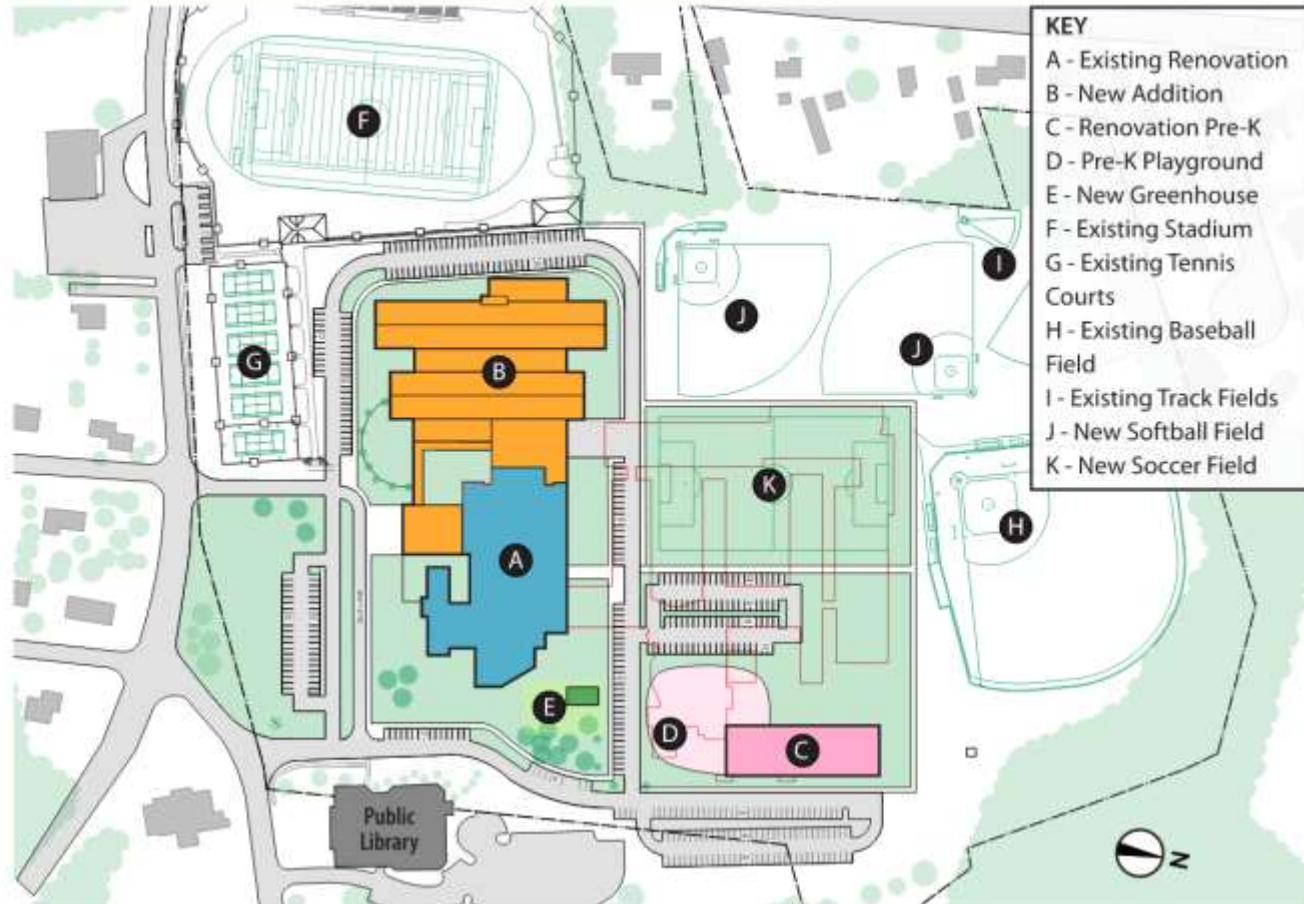


### Option 2A - Addition/Renovation

Existing Reno - 55,000 SF  
New Addition- 158,900 SF

Renovation Pre-K- 17,500 SF

New Greenhouse- 1,400 SF



# AGAWAM HS

## DESIGN ALTERNATIVES – ADD/RENO

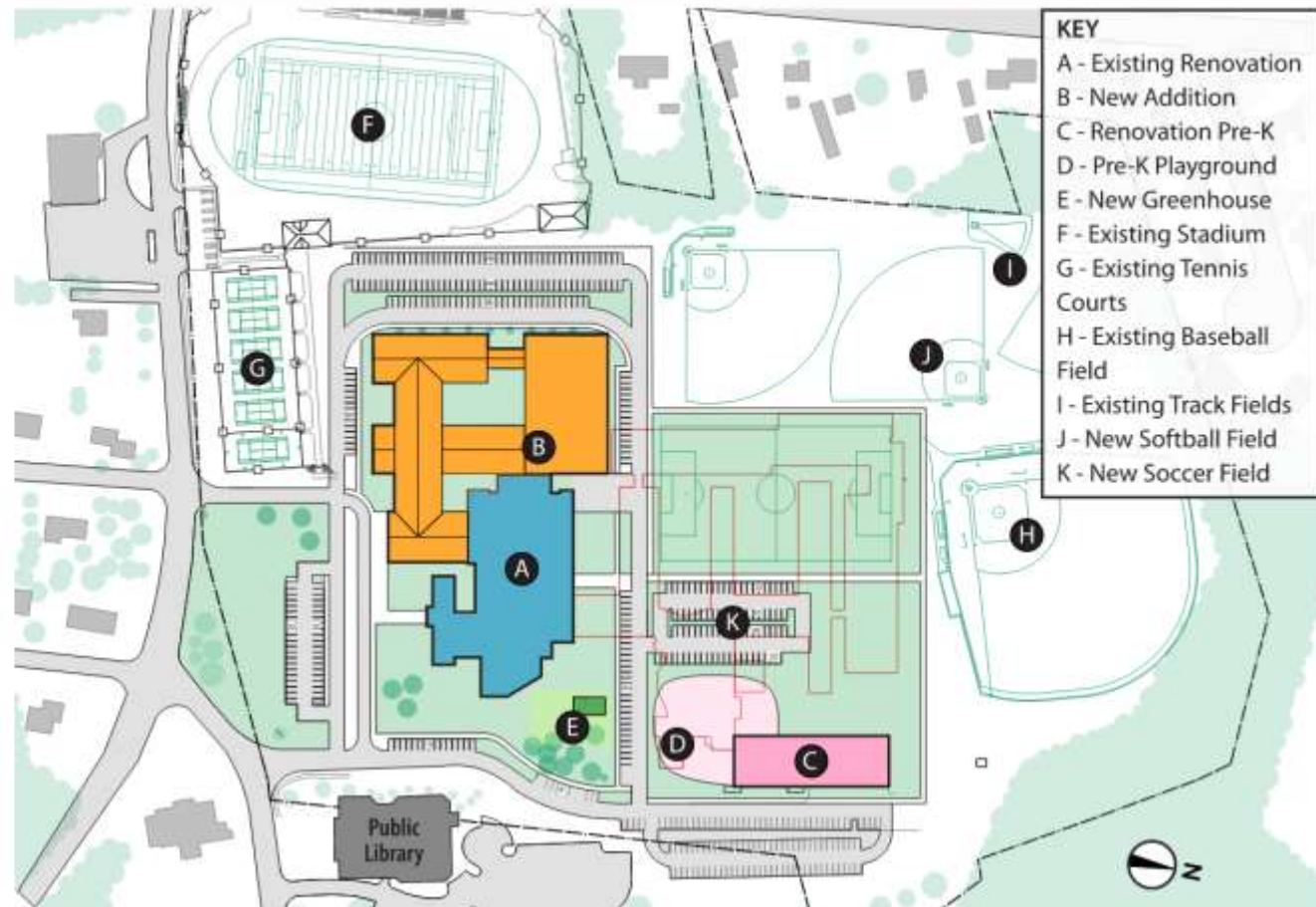


### Option 2B - Addition/Renovation

Existing Reno - 55,000 SF  
New Addition- 158,900 SF

Renovation Pre-K- 17,500 SF

New Greenhouse- 1,400 SF





# AGAWAM HS

## DESIGN ALTERNATIVES



# AGAWAM HS

## DESIGN ALTERNATIVES – ADD/RENO

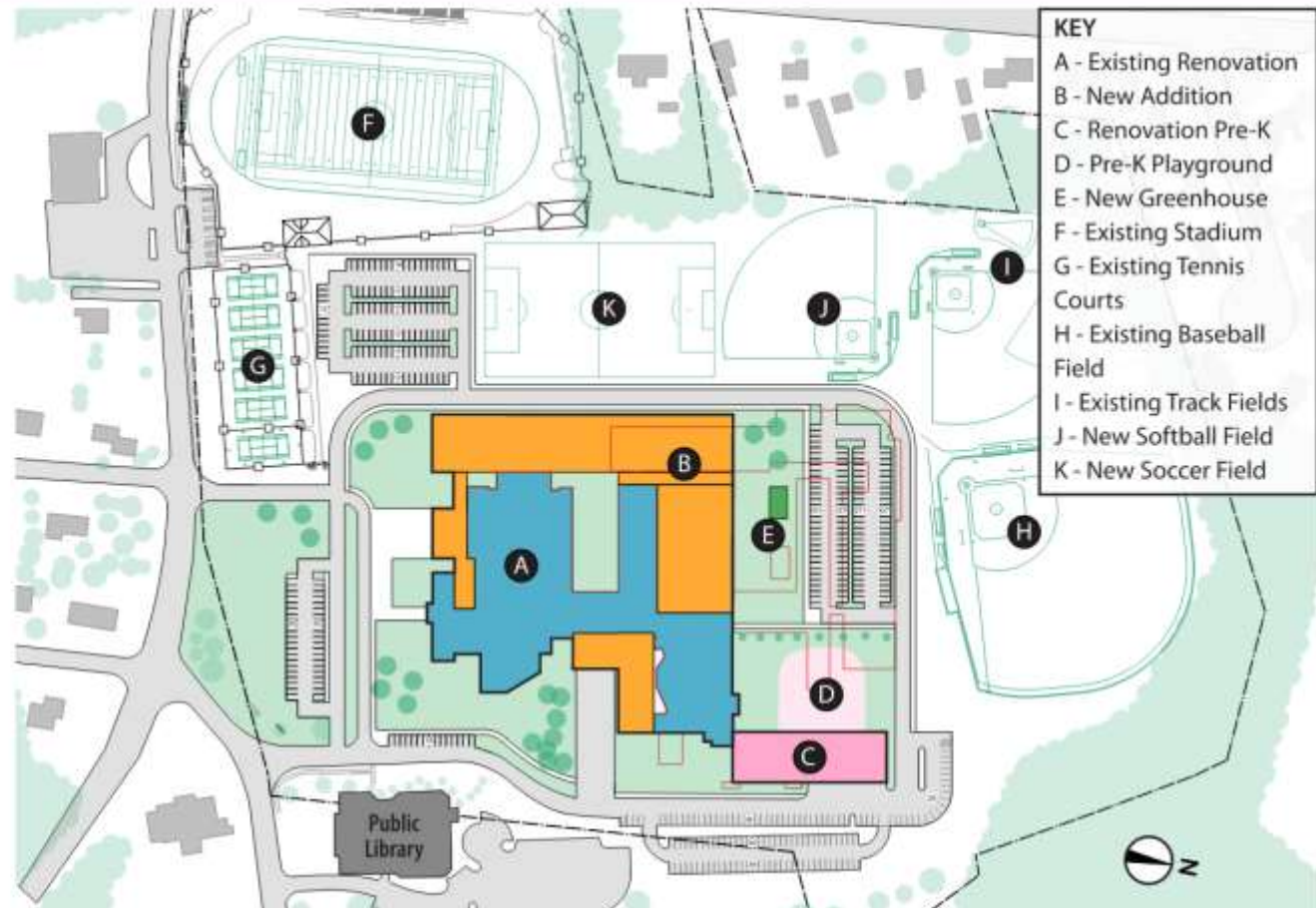


### Option 3A - Addition/Renovation

Existing Reno - 97,000 SF  
New Addition - 116,900 SF

Renovation Pre-K - 17,500 SF

New Greenhouse - 1,400 SF



# AGAWAM HS

## DESIGN ALTERNATIVES – ADD/RENO

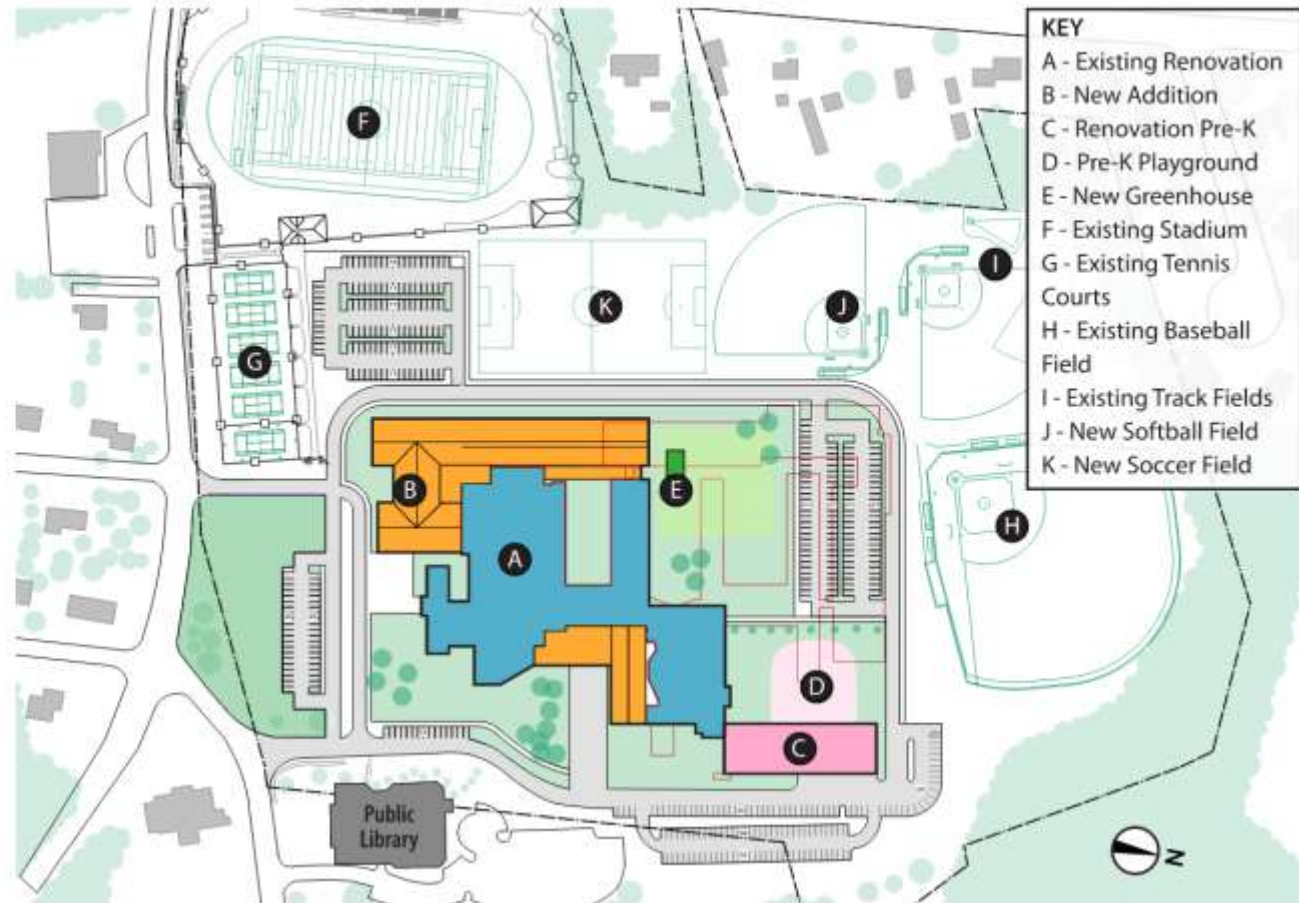


### Option 3B - Addition/Renovation

Existing Reno - 97,000 SF  
New Addition - 116,900 SF

Renovation Pre-K - 17,500 SF

New Greenhouse - 1,400 SF



# AGAWAM HS

## DESIGN ALTERNATIVES – CODE UPGRADE



- The existing school structure is in fair condition
- We did not observe any signs of foundation settlement
- We did not observe any positive connections between the non-structural masonry partition walls and the structure
- Observed damage from moisture at the base of the exterior door frames at same locations.
- It is not feasible to construct vertical additions on top of existing structure
- If the extents of renovations is extensive, that is if the Work Area is greater than 50% of the gross area of the building. (Level 3 Alterations), we will have to add new masonry shear walls at column lines with new foundations
- We will require that all existing masonry walls are connected to existing structure if the renovations are classified as Level 3 Alterations

Main basement boilers are beyond their useful life and should be replaced along with supporting equipment and pumps.

Perimeter convectors in hallways, classroom hot-water convectors, ceiling and wall hung unit heaters by entry doors have all exceed their useful life expectancy and should be replaced.

Classrooms do not meet state standards.

Any major renovations or new construction will require a fully sprinklered building according to NFPA 13-2019

Handrails at ramps do not extend the proper amount and some ramps do not have handrails at all. Ramps exceed the slope limit of 8.2%

Stairs and handrails generally not compliant.

The science classrooms where fume hoods and gas/water science tables are used have a monitoring system that is not code compliant.

The exterior envelope requires thermal upgrades to be code compliant. This would involve replacing windows, doors, roof and exterior veneer in most locations.