



Agawam High School

Facilities Assessment Subcommittee

November 15 2023



Agawam Public Schools

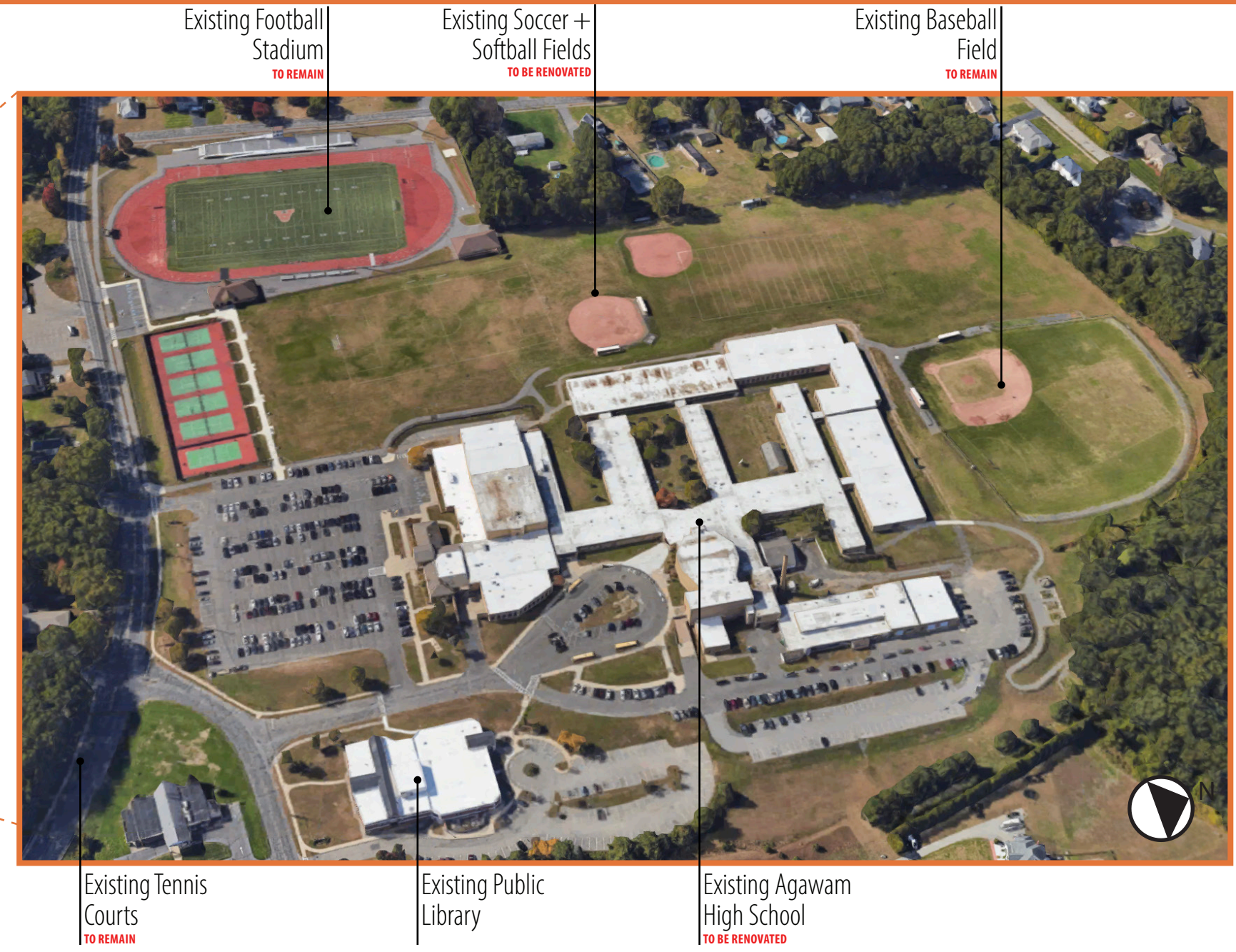


FLANSBURGH

Existing Conditions



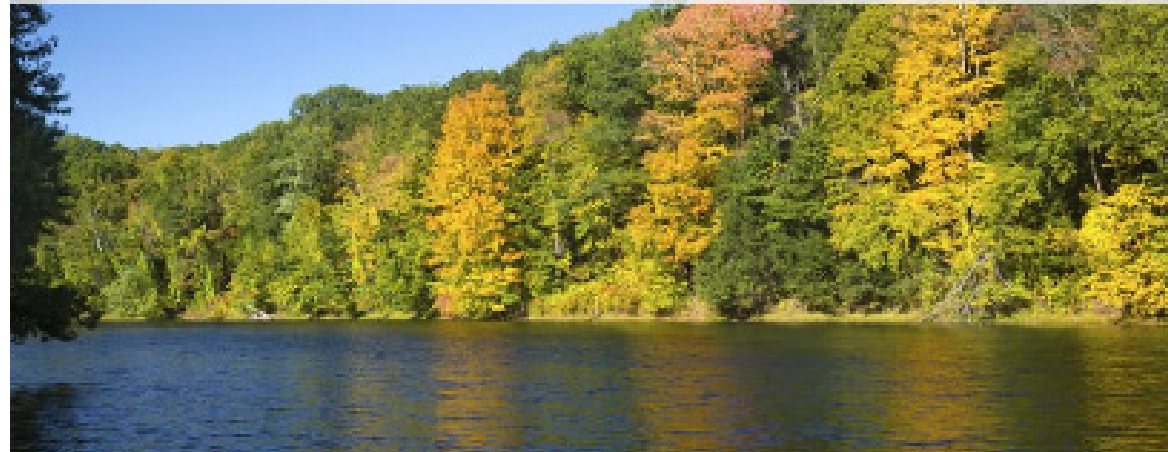
Site in Agawam



Enlarged Site View

The Agawam High School has had many additions making a large sprawling building that occupies much of the site. In front of the building a large sea of asphalt provides parking for students and extends along the east side of the building where staff and administration park. The north and west side of the site house the athletic fields including a newly renovated baseball field, newly renovated football stadium and tennis courts, as well as softball, soccer and practice fields.

Nature



Heritage



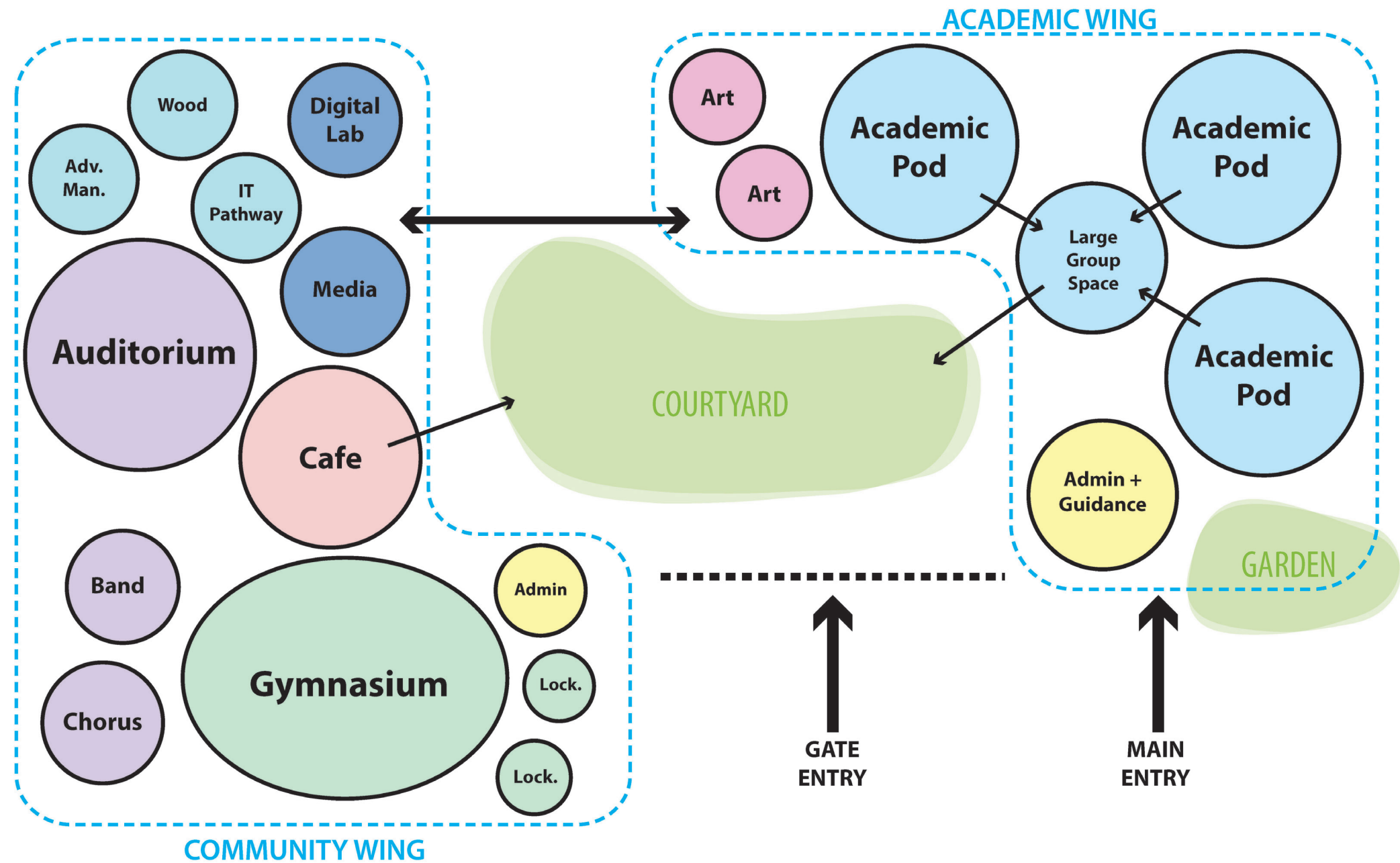
Culture



Educational Programming Vision - The Need for Change

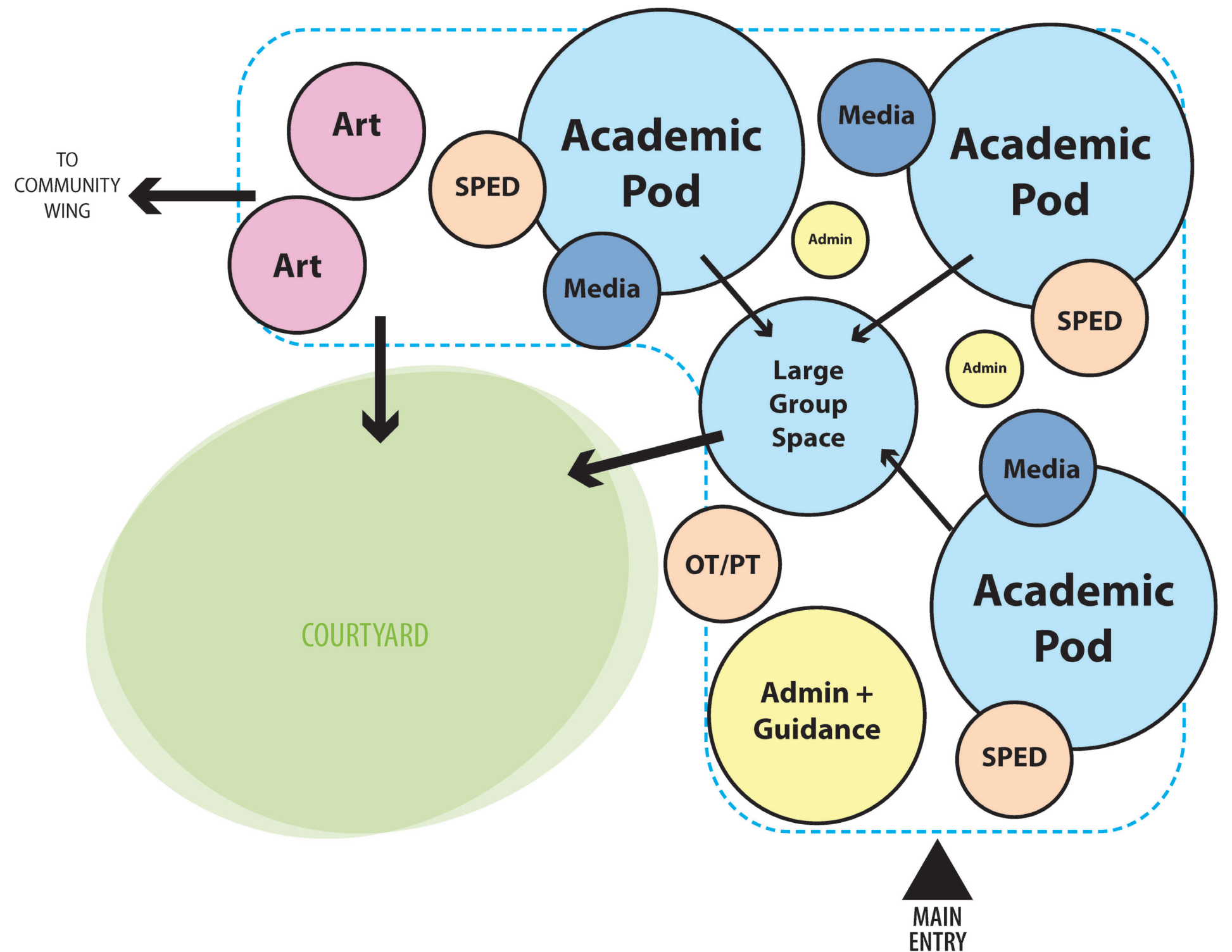
Agawam High School's academic and Career Pathways programs have outgrown our current facilities. We envision a school where students' innovation is supported and a facility where we can maximize the personalization of learning for all students, with a focus on:

- Educator and student collaboration
- Cross-curricular learning
- Co Teaching Inclusion Model
- Innovative Career Pathways
- Real life connections and experiences



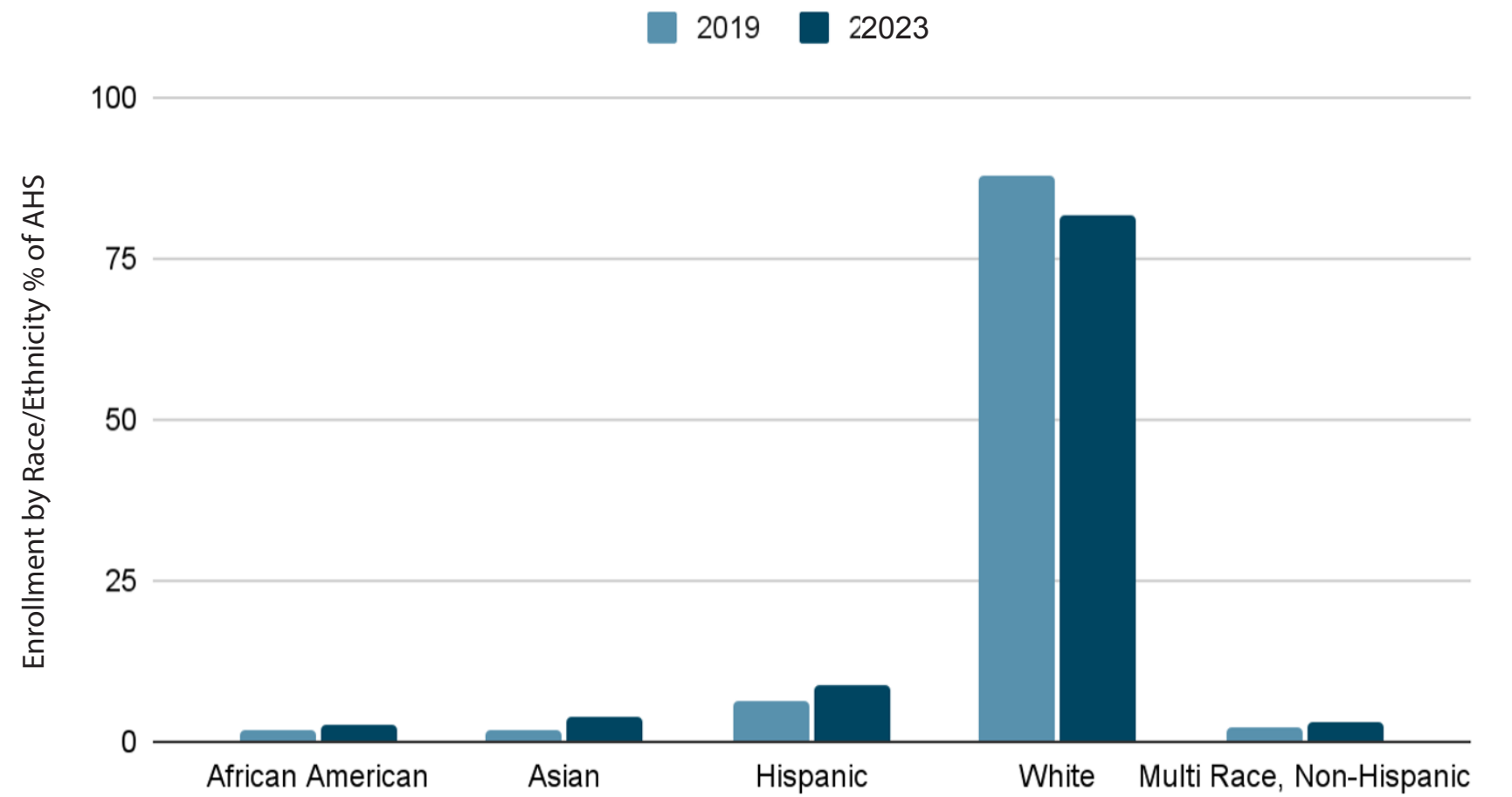
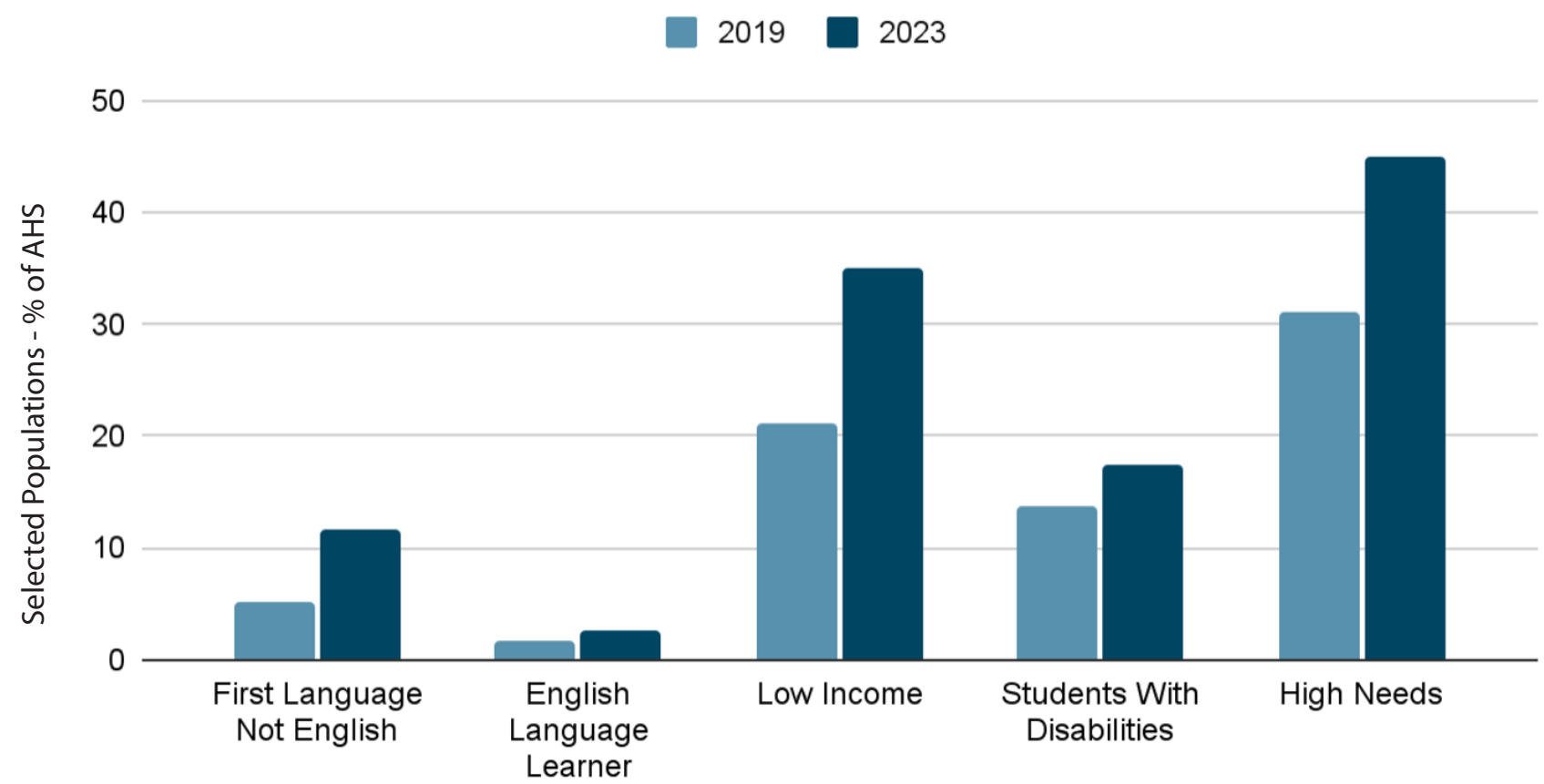
AHS Plans for Redesigning the High School Experience

- College and career readiness that provides college and career bound students to learn, and master 21st Century skills.
- Using researched based curriculum resources in a state of the art building that allows for hands on, cross curricular and collaborative learning experiences.
- Using data to inform instructional practices
- Ensuring equitable access for all students through learning pods that include all student populations



Now vs. Then

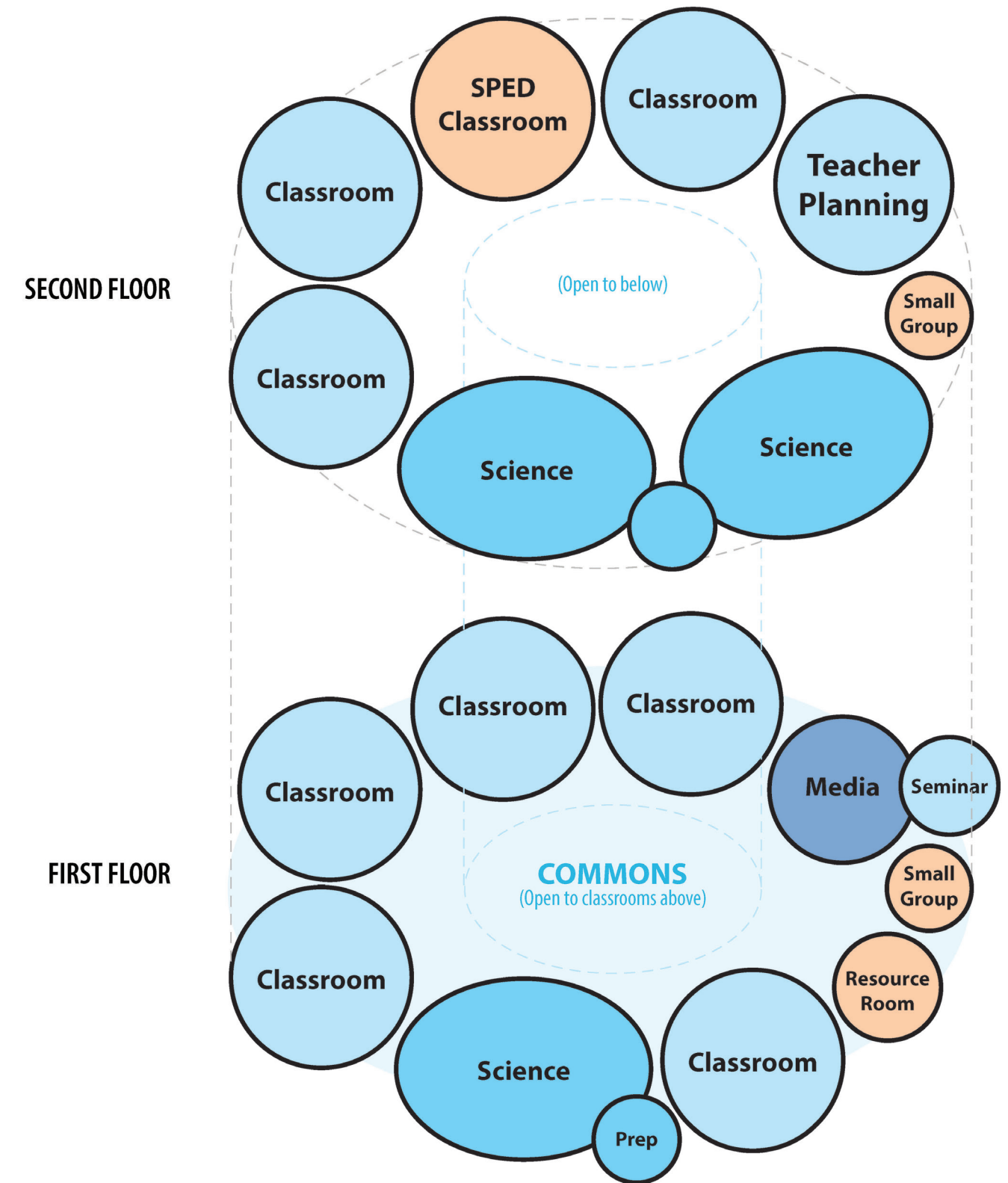
AHS has a changing demographic with diverse students and programs in an outdated facility that does not meet student needs.



Special Education Programming

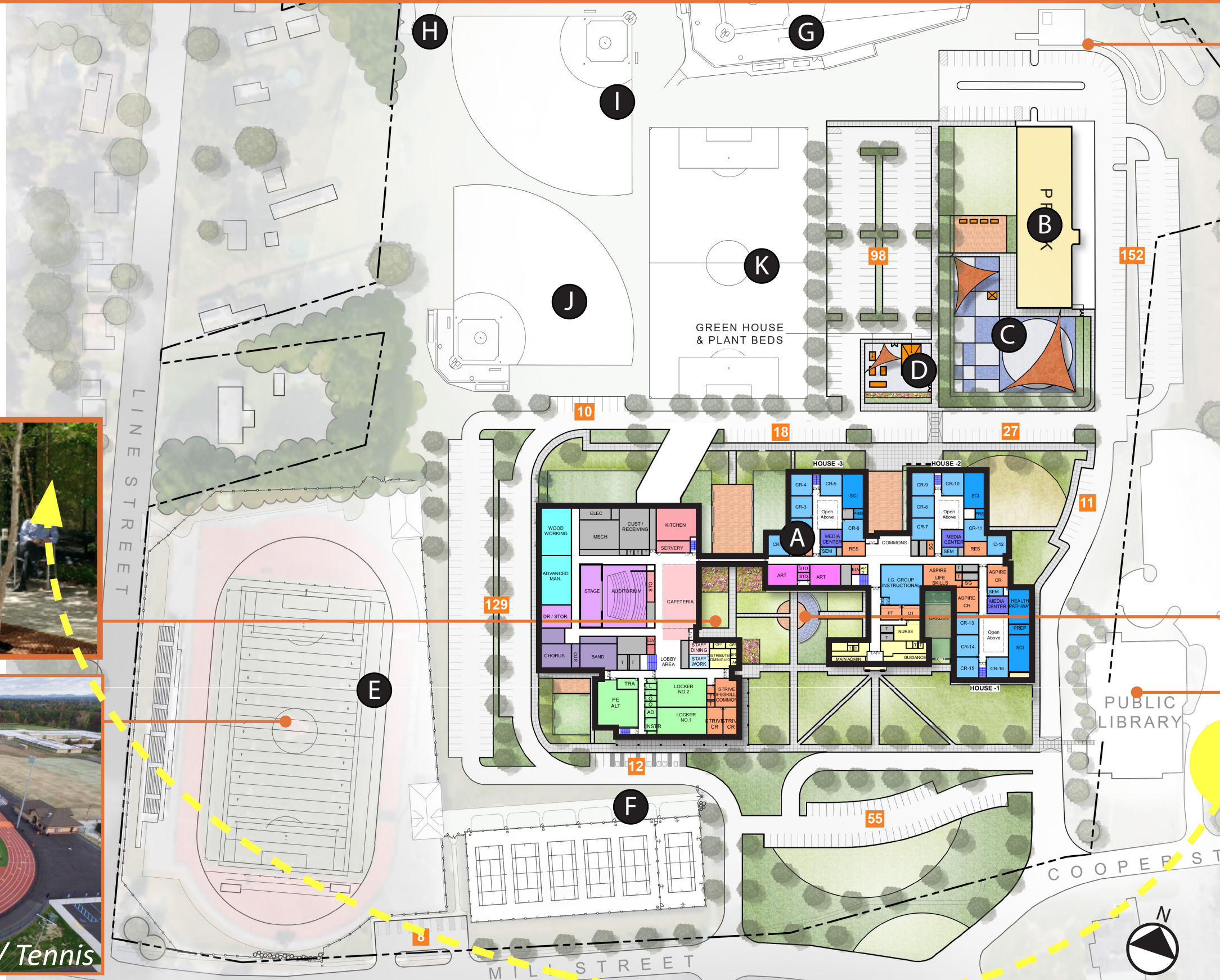
Special Programs Include:

- A new Early Childhood Center (ECC) for children ages 3 - 5, as well as substantially separate for those with intensive needs, space for OT/PT, a play area and internship and training opportunities for our current high school students.
- We are committed to limiting out of district placements by providing specialized programming for:
 - Students ages 18 - 22
 - ASPIRE, AOP, and Connections programs embedded within traditional learning suites
 - Small learning, maker space and support labs within the learning suites.

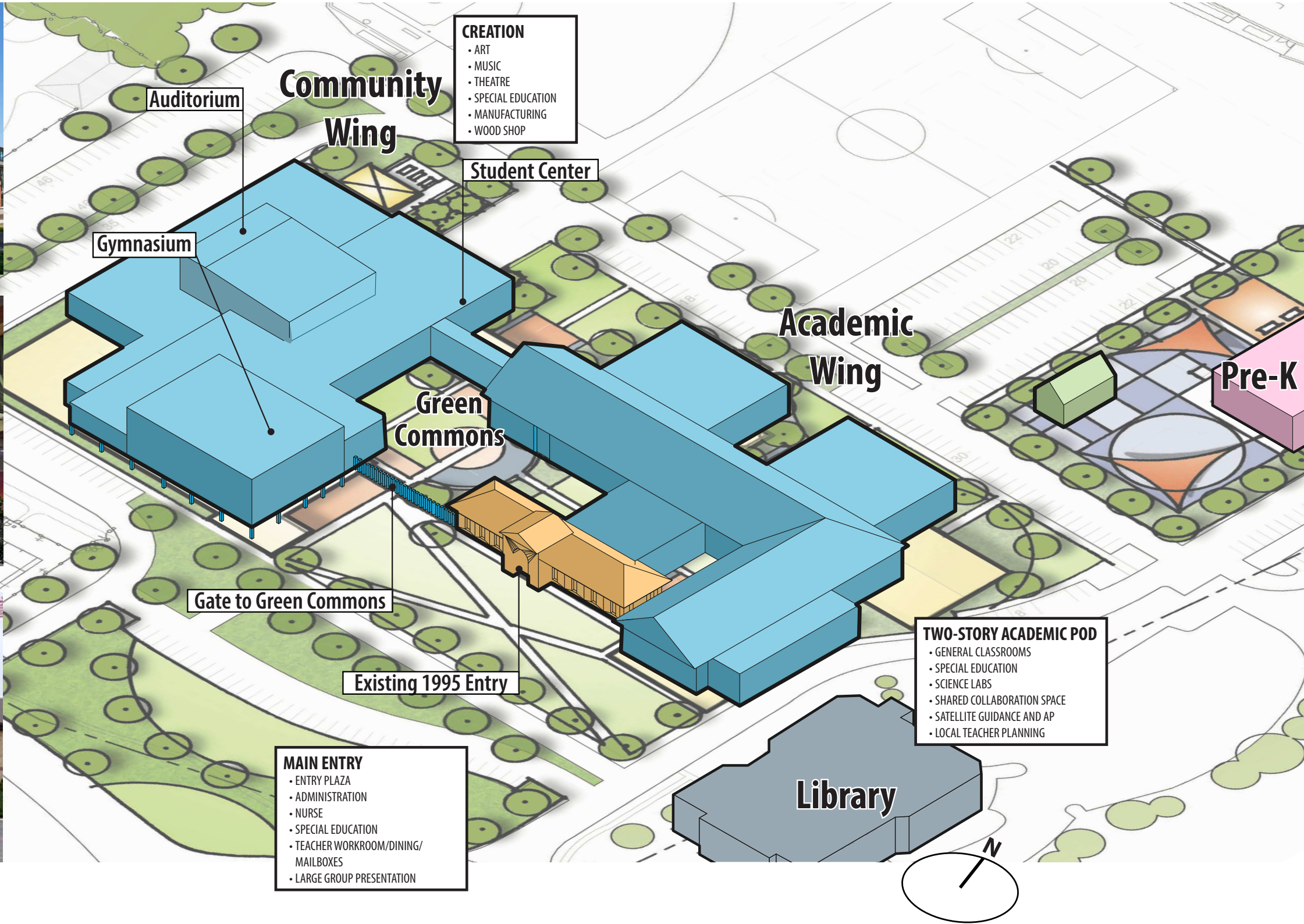


Site Plan

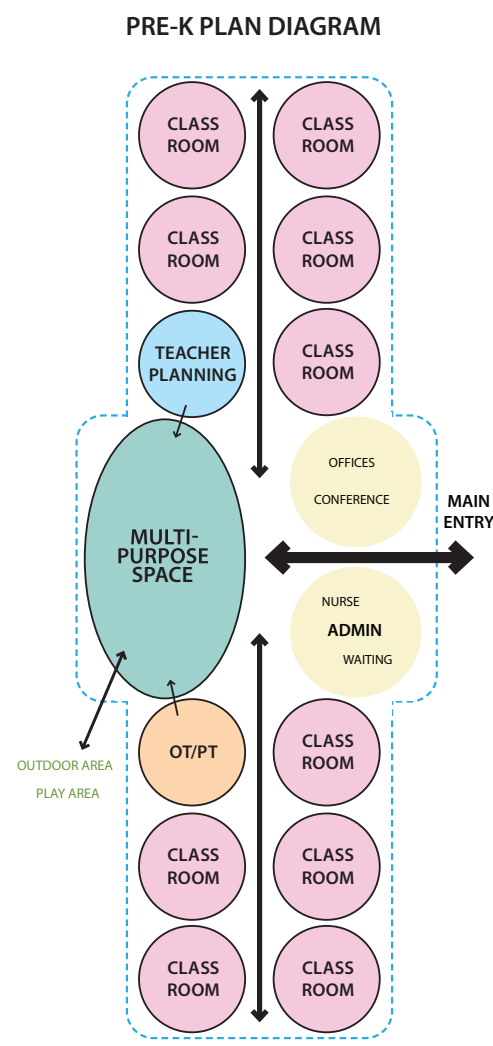
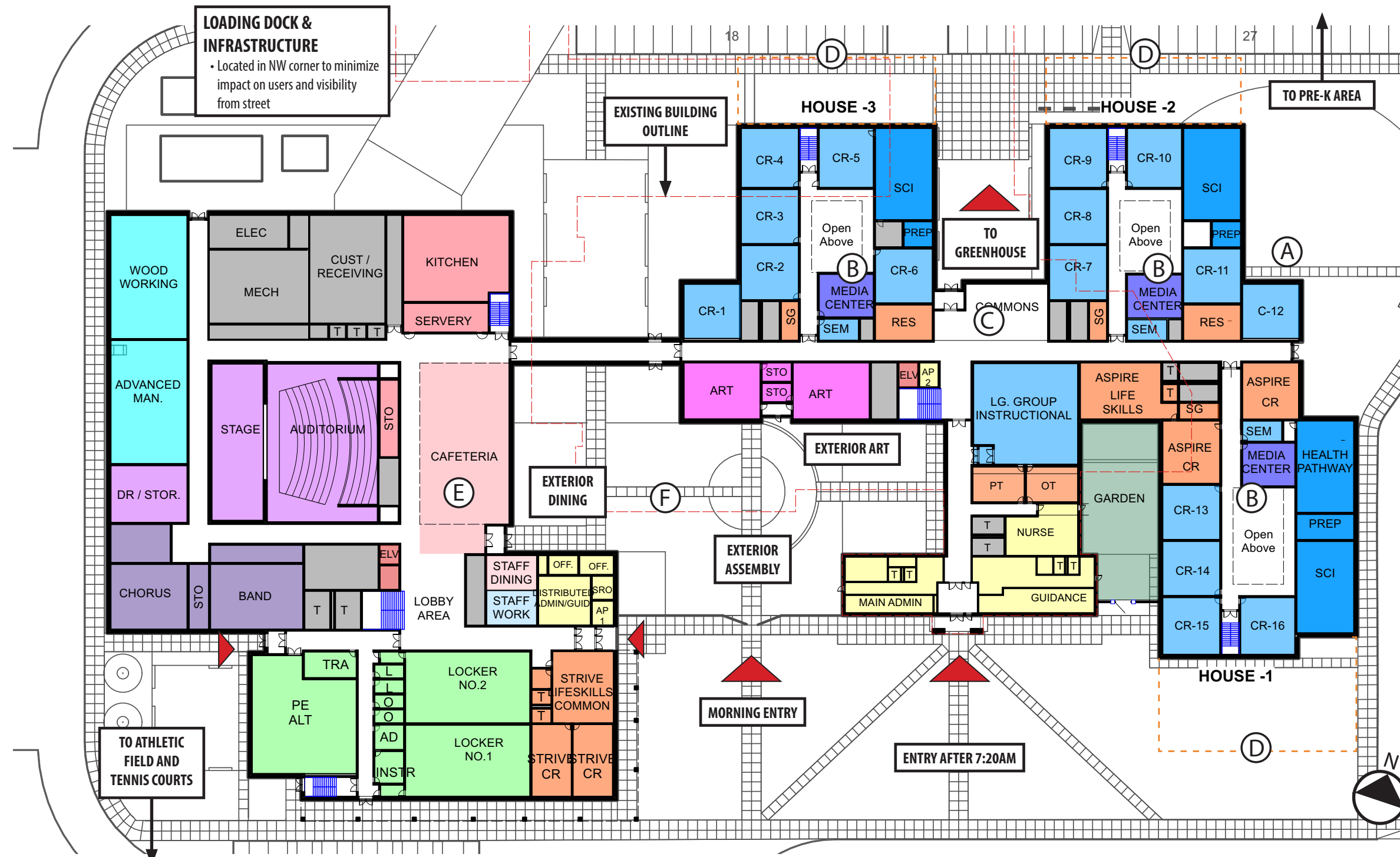
- KEY**
- A - New Building
 - B - Renovation Pre-K
 - C - Pre-K Playground
 - D - New Greenhouse
 - E - Existing Stadium
 - F - Existing Tennis Courts
 - G - Existing Baseball Field
 - H - Existing Track Fields
 - I - New Softball Field
 - J - New Softball Field
 - K - New Soccer Field



Exterior Considerations



Option 1C - First Floor



A. Three academic pod structure allows for collaboration between various disciplines.

B. Satellite media centers within each academic pod provides additional student and teacher support.

C. The commons provides access to the academic houses, enrichment spaces such as the arts, large group instructional space and outdoor learning opportunities. This space is envisioned as an active hub supporting team collaboration, gatherings, and casual interactions.

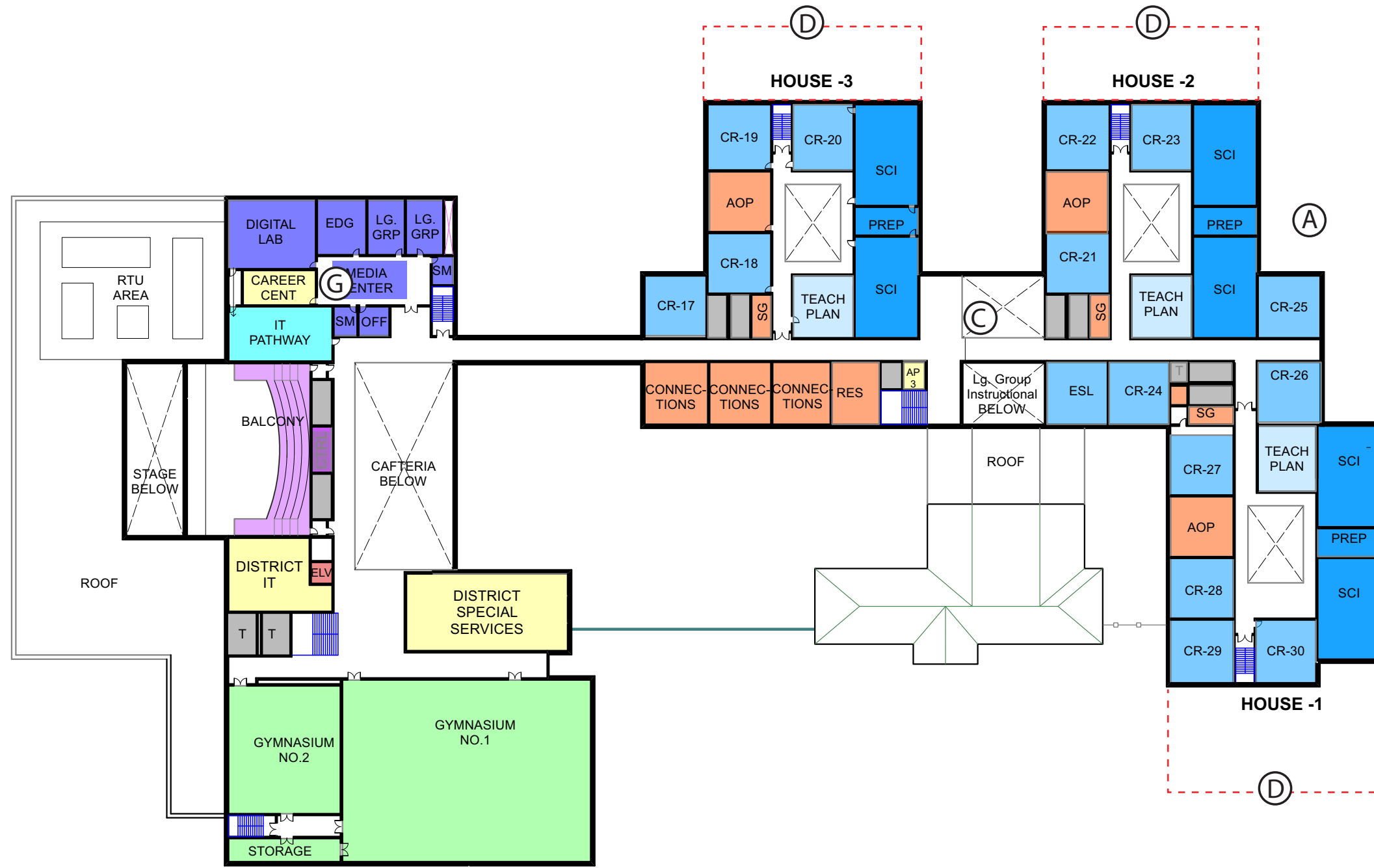
D. The future expansion area provides room for the school to grow while staying within the framework of the academic pods.

E. Cafeteria connects the gymnasium, auditorium and academic wing. This creating a casual dining space that opens up to the courtyard.

F. The Outdoor Courtyard provides visual and physical connections to the Arts, large group instructional space, OT/PT and community wing.

- General Academic
- Special Education
- Vocation/Technology
- Arts
- Music
- Auditorium
- Food/Dining
- Administration
- Physical Education
- Media Center
- Custodial/Maintenance

Option 1C - Second Floor and Space Variances



A. Three academic pod structure allows for collaboration between various disciplines.

C. The commons provides access to the academic houses, enrichment spaces such as the arts, large group instructional space and outdoor learning opportunities. This space is envisioned as an active hub supporting team collaboration, gatherings, and casual interactions.

D. The future expansion area provides room for the school to grow while staying within the framework of the academic pods.

G. Media Center suite

SPACE VARIANCE

Core Academic – Two additional classrooms requested for ESL and Business.

Special Education – Additional sf requested to accommodate the District’s robust program: ASPIRE, CONNECTIONS, AOP

Health & Physical Education – Gymnasium No. 1 is a dedicated space that’s 10,000 sf to meet program requirements. Gymnasium No. 2 is a dedicated space that is 3,265 sf to meet program requirements.

Media Center – Main hub with satellite centers in each house.

Administrative & Guidance – Three Assistant Principals distributed throughout school.

Other – District IT and special services.

G-1: Total Building Net Floor Area (NFA) - The NFA of the proposed project increased by 3,020 sf due to the request in the “Other” category.

Non-Programmed Spaces – The Total Gross Floor Area (GFA) of the proposed project increased by 2,275 gsf from the PDP Phase. The proposed grossing factor applied to the template is 1.49. This is a reasonable value for a high school of this size and complexity.



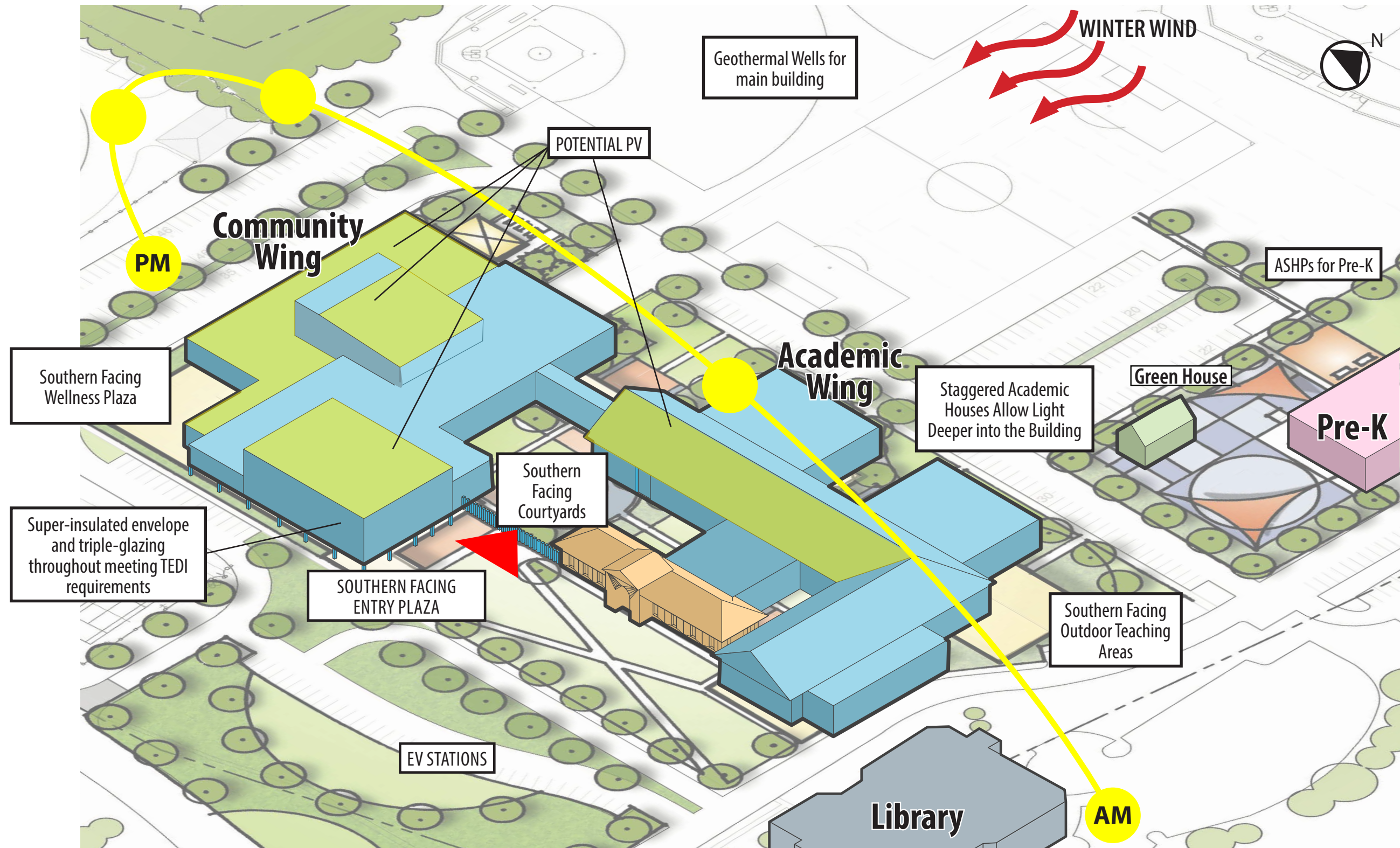
- General Academic
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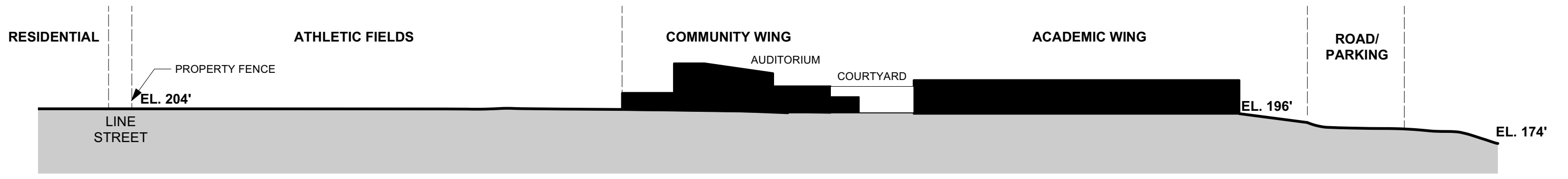
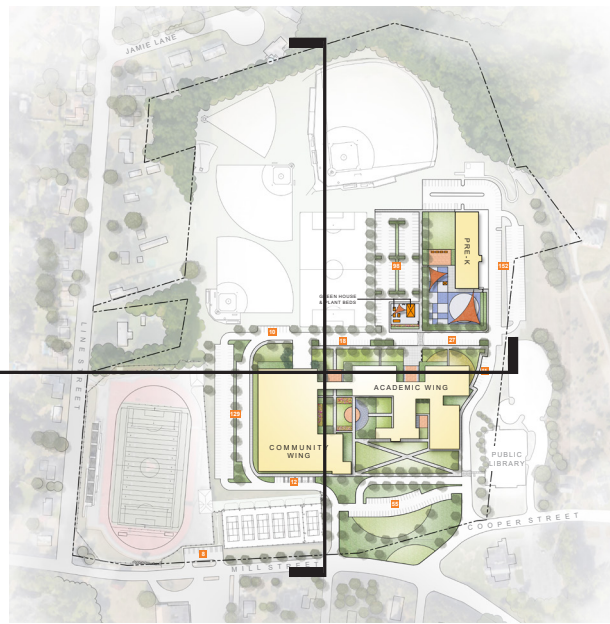
SUSTAINABILITY

The Project is committed to meeting MSBA Green School requirements by:

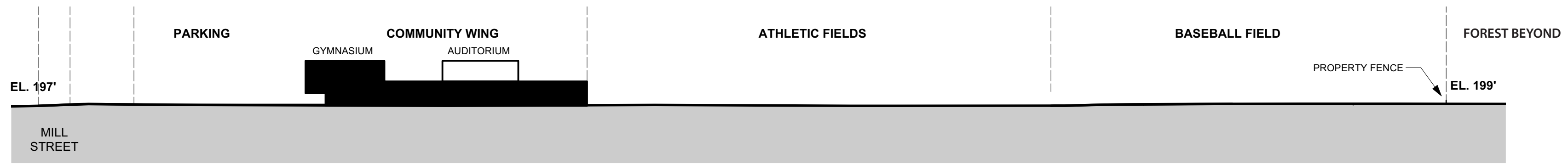
- Achieving LEED v4 Schools Silver certification, at minimum
- Earning three of the seven available points within specific Materials and Resources and Indoor Environmental Quality credits
- Commissioning all building mechanical and envelope systems
- Meeting the minimum energy efficiency requirements per MA DOER Stretch Code requirements.

Additionally, the Project is exploring the feasibility of earning additional reimbursement points by meeting the MA DOER Opt-In Specialized Code and/or earning an additional two points within the LEED credit categories mentioned above.





West to East Site Section
1"=100'



South to North Site Section
1"=100'

3

Community Forums

2

City Council Workshops

4

Educational Visioning Workshops

16

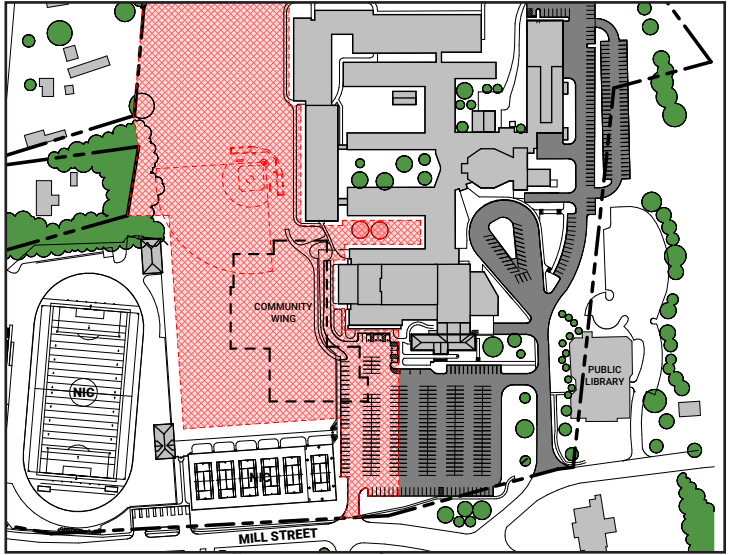
Agawam High School Building Committee Meetings



PSR Pricing Summary

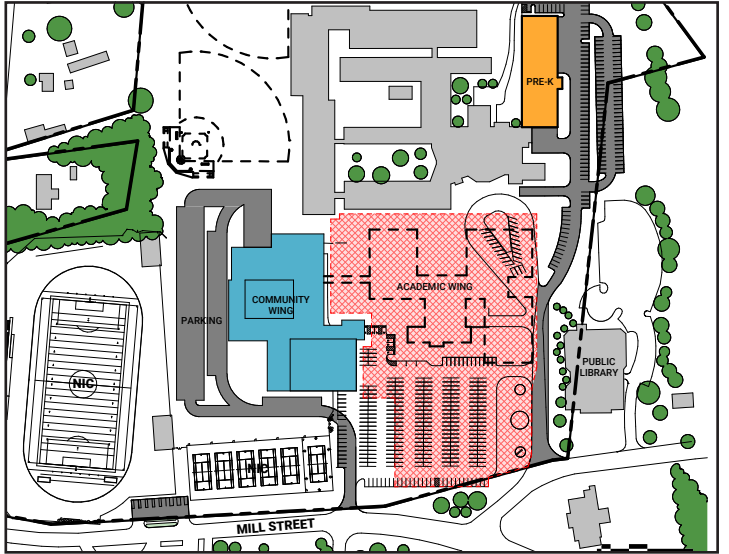
Option	Total Gross SF	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction** (cost*/sf)	Estimated Total Project Costs
Code Upgrade: 1 (Renovation)	216,300 sf	216,300 sf (\$526/sf)	N/A	\$10,453,311	\$124,227,111 \$574	\$160,503,760
1C*** (Add/Reno)	235,075 sf	26,160 sf (\$552/sf)	208,915 sf (\$718/sf)	\$23,007,332	\$187,448,611 \$797	\$231,495,404
1C.2 (New Construction)	235,075 sf	N/A	235,075 sf (\$711/SF)	\$23,238,112	\$190,376,437 \$810	\$235,001,037
2B (Add/Reno)	235,075 sf	74,060 sf (\$615/SF)	161,015 sf (\$728/sf)	\$24,227,611	\$187,053,755 \$796	\$252,451,608

* Marked up construction cost
 **Does not include Construction Contingency
 ***District's Preferred Solution
 All costs reflect the 10/16/23 Cost Estimate provided by PM&C



Phase 1

- 18 months
- Build Community Wing west of existing
- Existing school online
- Parking displaced



Phase 2

- 16 months
- New community wing and existing academic wing active
- Demo existing gym cafe auditorium
- Build new academic wing