

Agawam High School

Agawam, MA

Community Forum #4

November 27, 2023



TODAY'S AGENDA

1. Timeline Update
2. Educational Update
3. Design Update
4. Phasing Plan
5. Why Not a Model School?
6. Pre-k Building
7. Project & Cost Comparisons
8. Impact of Escalation
9. MSBA Funding Participation Increases
10. Probable Project Cost
11. Why a New High School
12. Questions and Comments

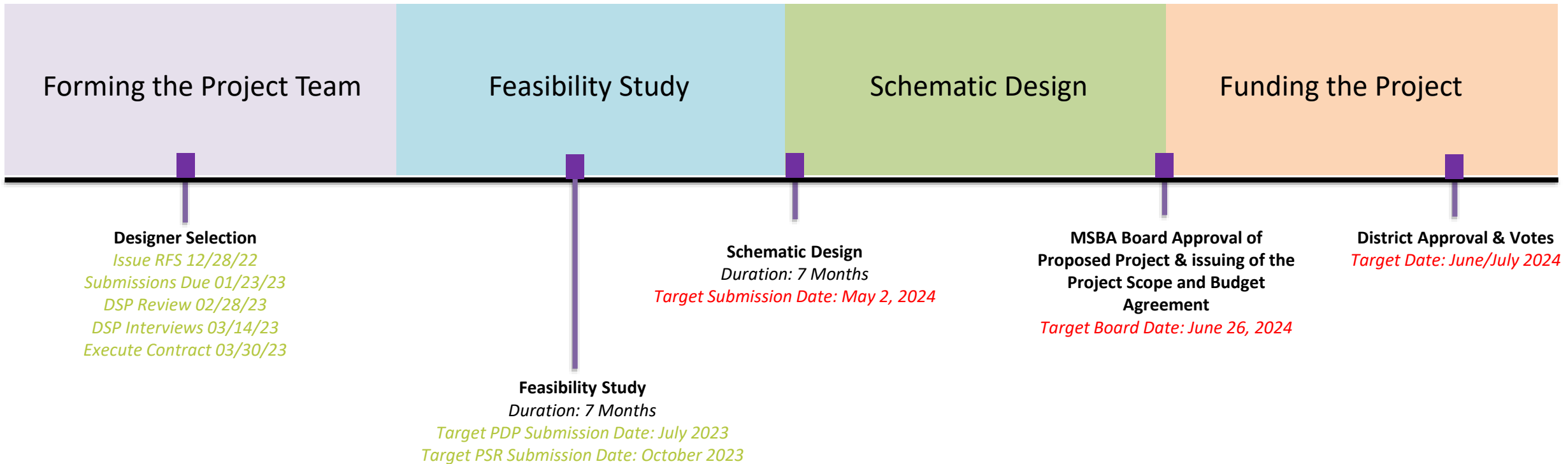


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PROJECTED PROJECT TIMELINE



Feasibility Study Duration: 20 Months



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

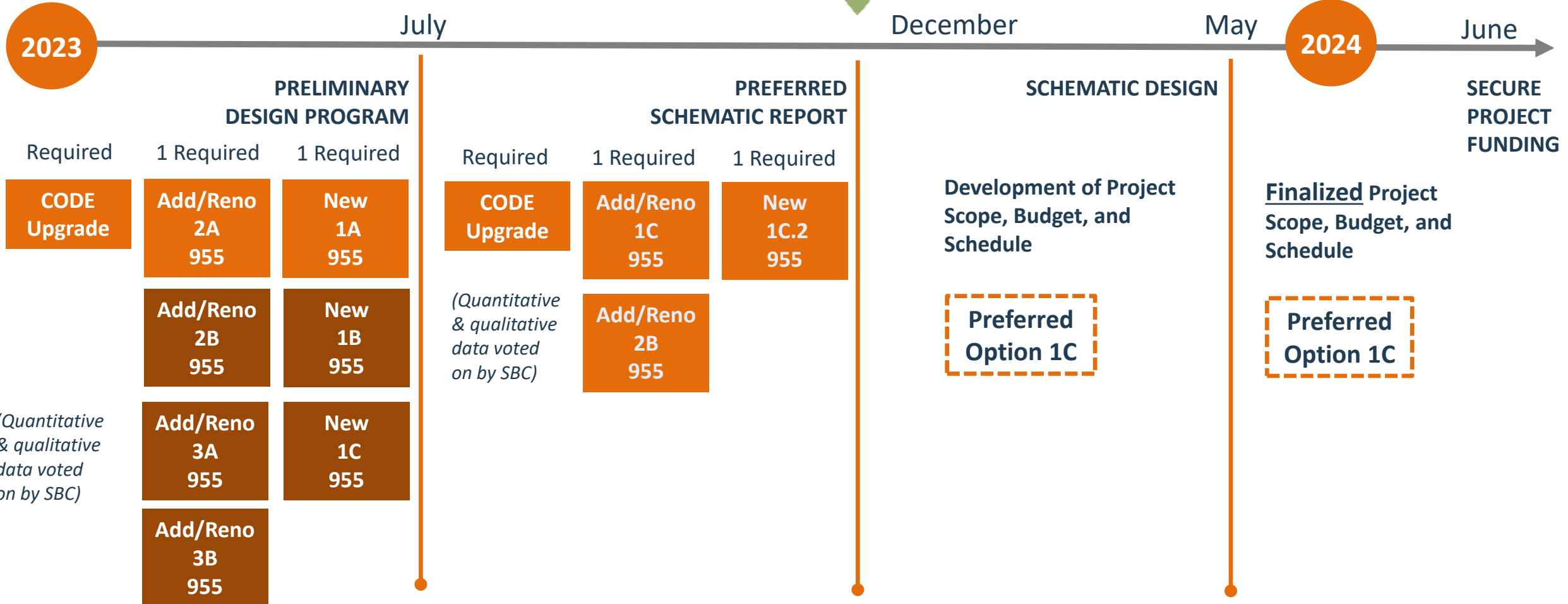
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MSBA PROCESS



Feasibility Study Duration: 20 Months

 WE ARE HERE
December



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EDUCATIONAL UPDATE



VISIONING SESSIONS

- Shaped the design of the next Agawam High School
- Four sessions during the spring of 2023
- Individual teacher meetings with architects and project managers
- Participants included
 - School and district administration
 - Parents, students, and community members
 - More than seventy teachers participated



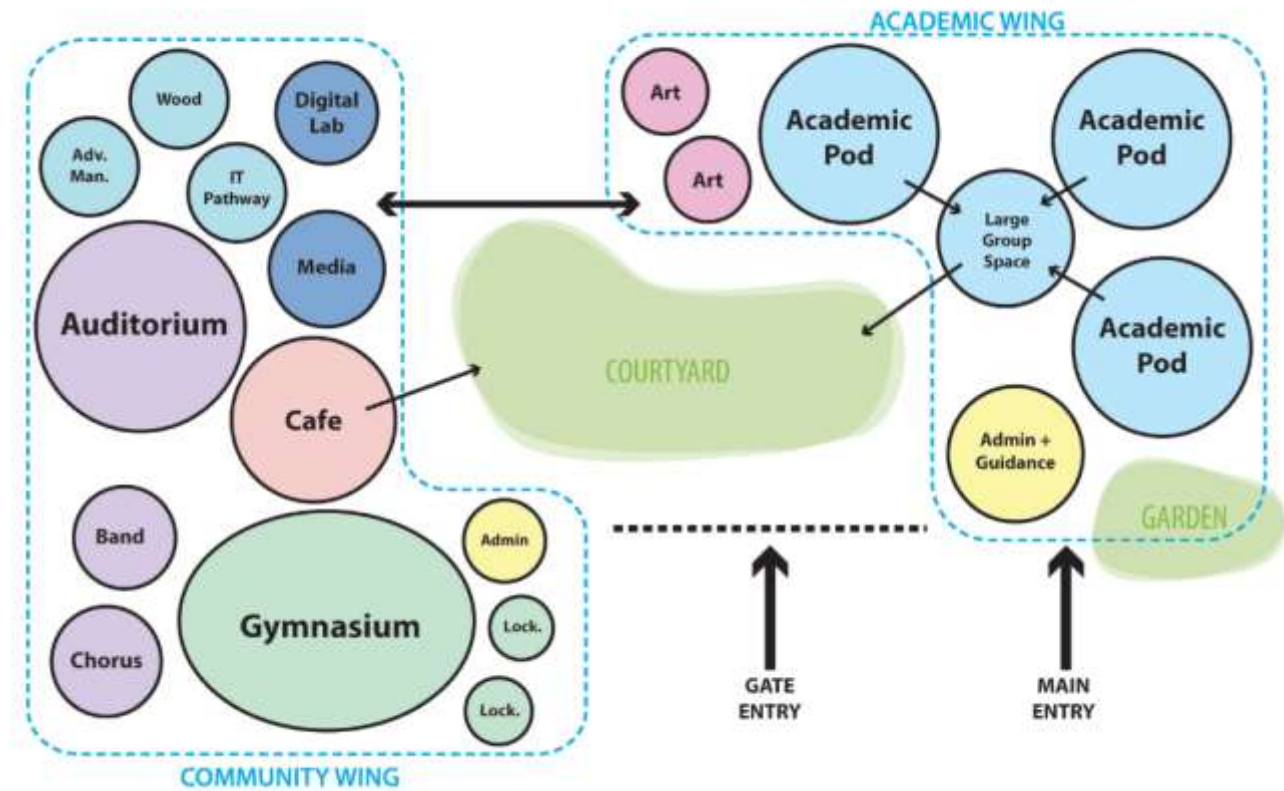
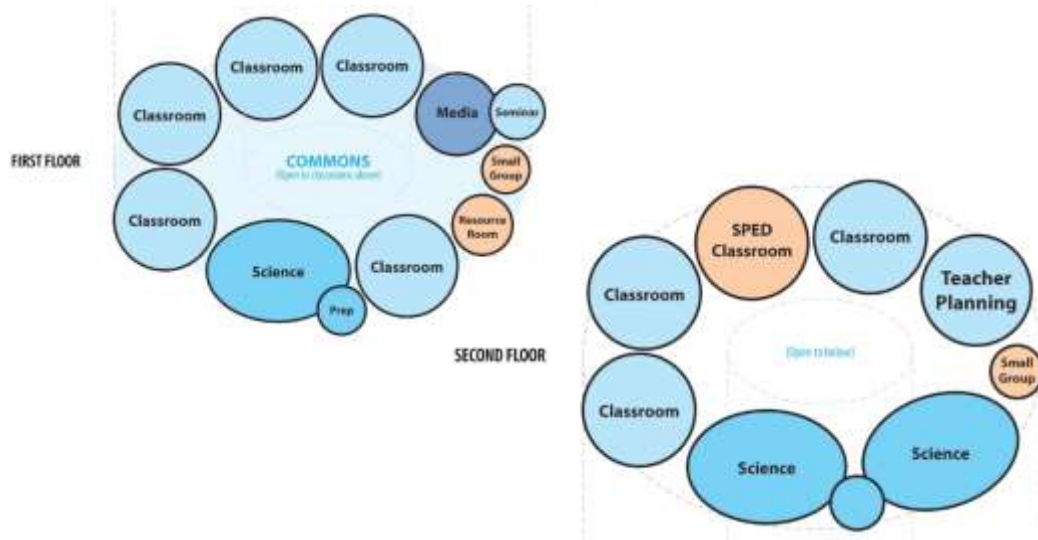
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EDUCATIONAL UPDATE



RESULTS OF THE VISIONING SESSIONS

- All stakeholders expressed the need for:
 - More opportunities for collaboration
 - Quick access to materials and resources that support classroom learning
 - Breakout spaces adjacent to classrooms



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EDUCATIONAL UPDATE



FACILITIES ASSESSMENT SUBCOMMITTEE PRESENTATION

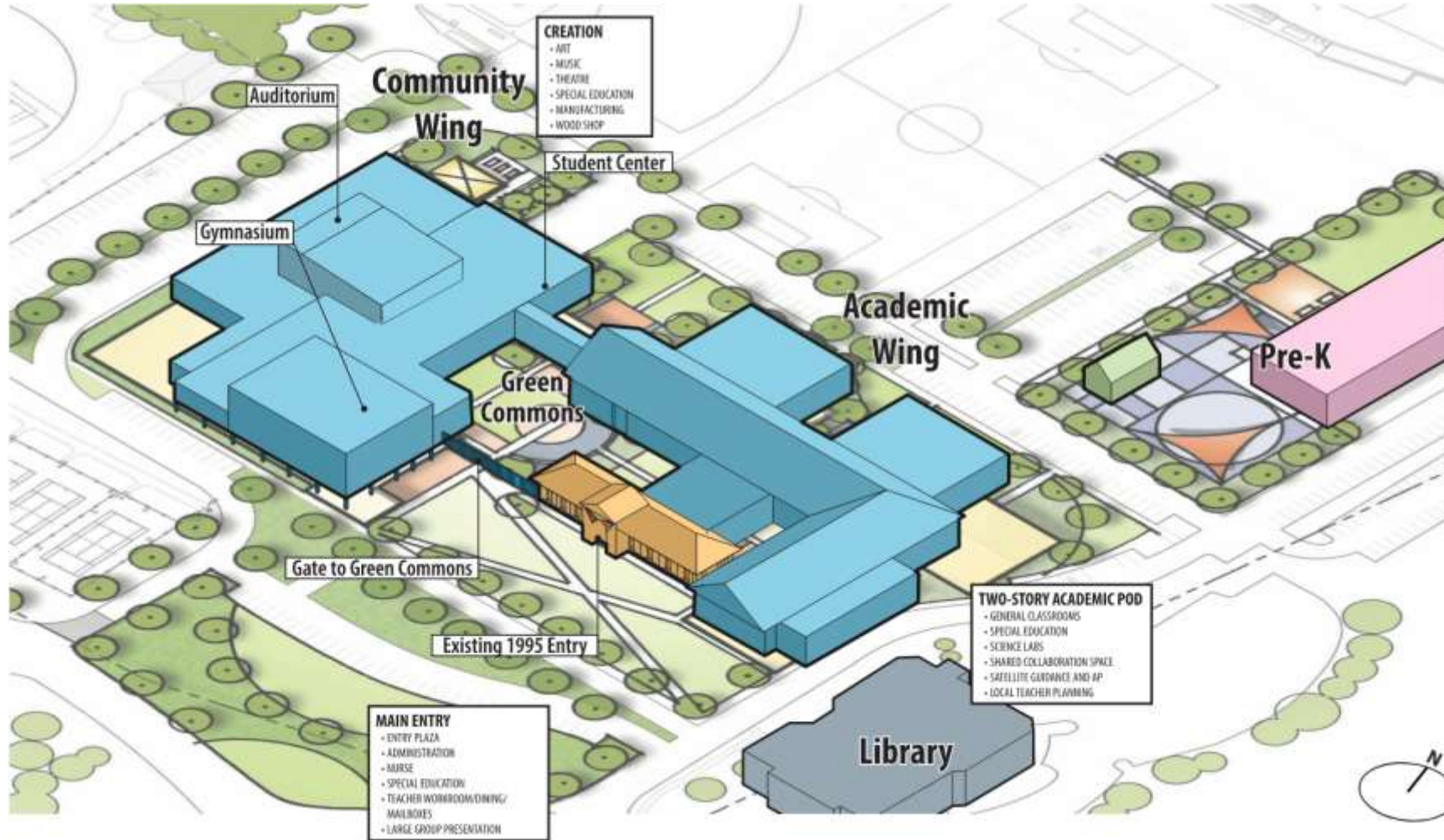
Introduction to Agawam; Schools, Heritage, Agriculture, and Existing Conditions



Educational Programming Vision: Redesigning the educational experience for our Students in an inclusive environment that promotes college and career readiness

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DESIGN UPDATE



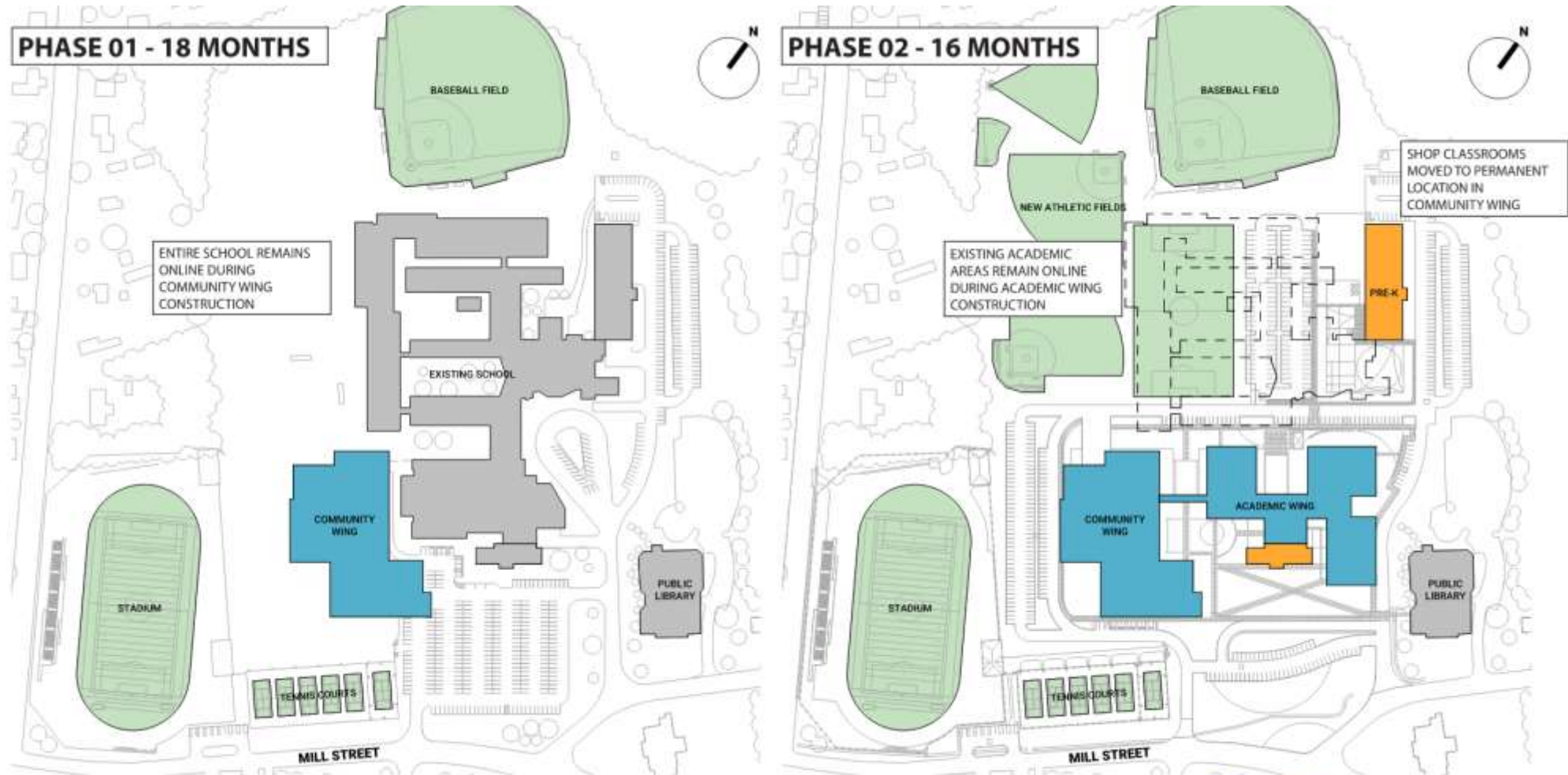
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DESIGN UPDATE



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PHASING PLAN



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WHY NOT A MODEL SCHOOL?



The MSBA's Model School Program seeks to adapt and re-use the design of successful, recently constructed Pre-K through 12th grade schools to meet the requirements of a school district that has been invited by the MSBA's Board of Directors to construct a new (versus renovated) school. Under the Model School Program, the MSBA intends to select from existing school designs that meet the appropriate criteria and pre-qualify the designer of each selected Model School. The District, in collaboration with the MSBA, may select one of the pre-qualified Model Schools and its designer.

The recommended Model Schools were required to meet a series of minimum requirements, along with demonstrate adaptability to other sites, designer enrollment, and varying educational programs; flexibility for multiple and/or future uses; differentiated learning spaces and student and teacher collaboration areas; general conformance to MSBA guidelines; and energy efficiency and sustainable design elements.

PROS

- Allow for compressed project schedules and accelerated construction start times
- Shorten and streamline the design process to reduce design fees
- Enhance predictability of project costs and performance resulting in improved quality control and reduced change orders
- Provide opportunity for districts to experience the model before selecting a design

CONS

- Needs to be decided on prior to hiring a designer and OPM
- Space allocations for specialty programs might not fit
- Limited number of approved designs available for High schools (5 of 26 designs)
- Limitations of designs to fit the site requirements and to save the newer athletic fields
- Has to be new construction only – no availability for addition/renovation programs
- Limit possibility of including pre-k into the project

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PRE-K BUILDING



A feasibility study of the Agawam Early Childhood Center was performed in 2016. The ECC, located at 108 Perry Lane, was originally constructed as an office building in 1935. The site was intended to be a temporary location when it opened in 1994. The building was renovated and retrofitted in 2000 to encompass 8,000 SF. Due to insufficient space at this site, Agawam Public Schools is housing some of their preschool classes in the Clark and Granger Elementary Schools. A new early childhood center has been a priority of Agawam for more than a decade.

PRIMARY CONCERNS:

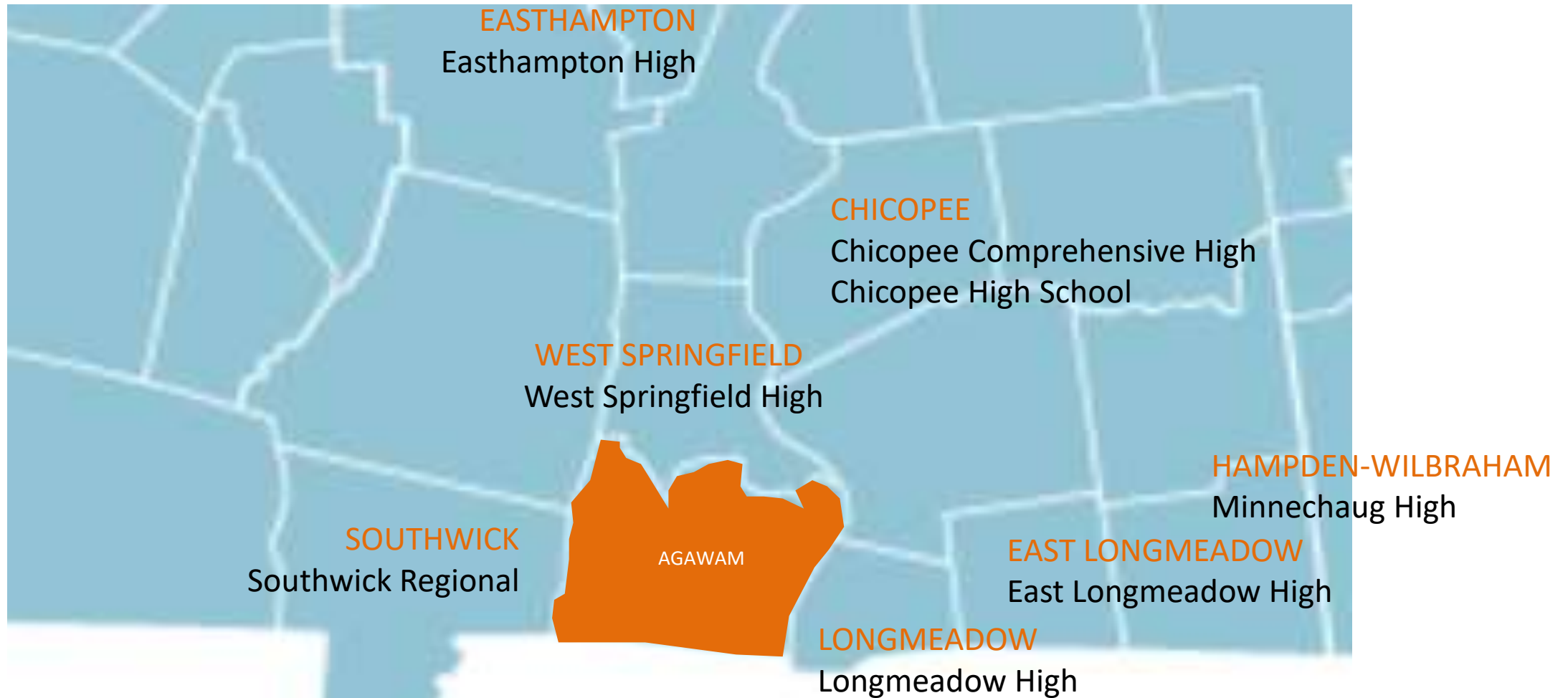
- Provide safe and secure drop-off and pick-up of children
- Provide sufficient space for outdoor play areas for each age group
- Provide path and transfer points for access to equipment for children with disabilities
- Be accessible/convenient to all points in town
- Provide core academic and support spaces for town-wide prekindergarten and kindergarten programs with a combined enrollment of 350 students
- Provide a healthful and stimulating environment in which to learn- a school that is comfortable visually, acoustically, and thermally, where children feel safe and secure
- Provide space to integrate children with special needs children and children who are developmentally typical
- Provide adequate food storage and service
- Support the service delivery models of individual educational plans (IEPs)

PROS OF HAVING IT BE PART OF THE AHS PROJECT

- Enough space to enlarge the building to fit 350 students
- Cost is estimated at \$11.2M to add to the project. A standalone project was estimated at \$26.5M in 2016 (Escalated to \$47.2M in 2024)
- Ability to renovate part of the existing building to house new pre-k to save cost
- Potential High School programs to work in early education
- Convenient location for community with access to larger gathering space at the high school and public library

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HIGH SCHOOL PROJECTS 2004-2023



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SURROUNDING CORE PROJECTS 2004-2023



LOCATION	SCHOOL	YEAR BUILT	ENROLLMENT	COST AT CONSTRUCTION	COST IN 2024
Chicopee	Chicopee Comprehensive High School	2007	1,437	75M	188M
Chicopee	Chicopee High	2004	1,200	54M	138M
Easthampton	Easthampton High	2013	450	105M	202M
East Longmeadow	East Longmeadow High	2023	918	195M	237M
Hampden-Wilbraham	Minnechaug High	2010	1,238	76M	127M
Longmeadow	Longmeadow High	2009	1,025	78M	182M
Southwick	Southwick Regional	2011	572	36M	75M
West Springfield	West Springfield High	2011	1,316	105M	219M

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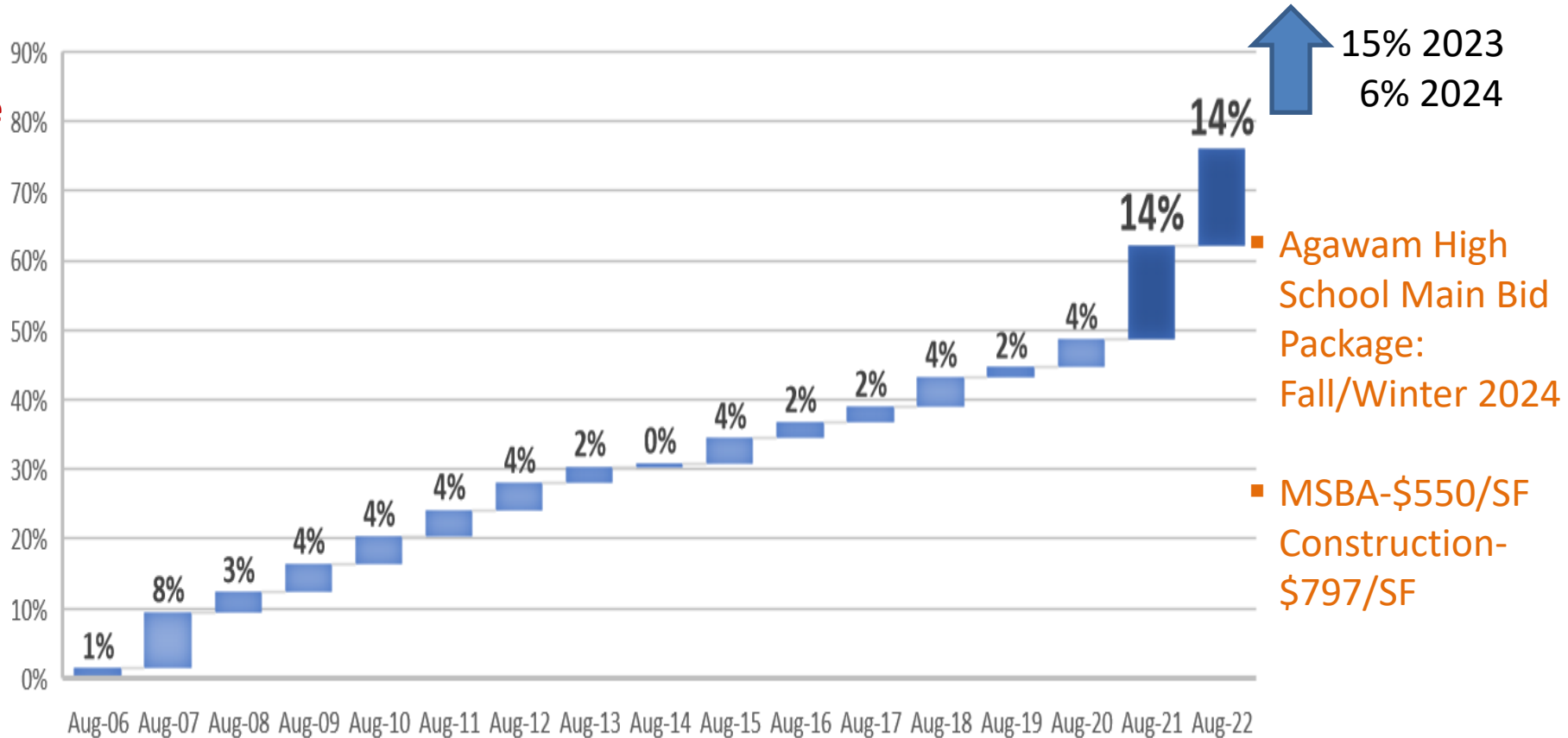
IMPACT OF ESCALATION



Boston Annual Building Cost Index - Percentage Increase

YEAR	BCI	% CHG
Aug-22	10224.80	14%
Aug-21	8987.25	14%
Aug-20	7911.09	4%
Aug-19	7611.46	2%
Aug-18	7497.18	4%
Aug-17	7193.92	2%
Aug-16	7048.01	2%
Aug-15	6889.45	4%
Aug-14	6643.82	0%
Aug-13	6612.82	2%
Aug-12	6458.49	4%
Aug-11	6216.79	4%
Aug-10	5985.89	4%
Aug-09	5762.82	4%
Aug-08	5541.41	3%
Aug-07	5382.44	8%
Aug-06	4980.16	1%
Aug-05	4912.38	

↕ **2-year increase 27.37%**
↕ **15-year average 3.24%**



Historically Costs do not Decrease but can Flatten

Historical ENR BCI Cost Index Data

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MSBA FUNDING PARTICIPATION INCREASES



As of October 25, 2023 the MSBA has updated participation cost limits – or “caps” – on budget specifics:

- Construction cost cap increased from \$393/SF to \$550/SF
- Site work cost cap increased from \$39/SF to \$55/SF
- First cap was set in December 2009 at \$275/SF and continued to increase 7 times to \$393/SF in 2022
- Additional funding caps & exclusions are set on non-construction related costs such as legal fees, design fees, OPM fees, abatement, furniture, technology etc.

MSBA's updated construction cap in October gave Agawam an additional 15% in effective reimbursement, going from 28% to 43%, which amounts to an additional contribution of \$21M to the total project budget.

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PROBABLE PROJECT COST



Construction Costs: **\$187.7 M**

Includes the costs paid to the Construction Manager to build the school project, from the site work to the building, pre-con services, roads, and field.

Soft Costs: **\$43.8 M**

Includes the other costs needed to design, manage, furnish and equip the project – includes OPM & Designer fees, FF&E and Technology, Utility Company back charges, Contingencies, etc.

Total Project Costs:

\$231.5 M

Estimated Town Share:

\$132 M

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WHY A NEW HIGH SCHOOL



1. Deferred maintenance needs
2. Outdated equipment with no new parts available due to age
3. Future certifications at risk if educational needs are not met

Alterations over a 5-year period of over \$8M (33% of assessed building value of \$26,523,800) and recent code 521 CMR updates trigger code thresholds requiring full building accessibility, addition of a building-wide sprinkler system and updated fire alarm etc.

Code Upgrade ONLY of the Existing Building is Estimated at \$161M
(Does not solve any of the space issues, safety issues or scheduling concerns)



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A NEW HIGH SCHOOL PROVIDES



- Support for 21st century teaching & learning
- Locked in project costs
- Accessible facility for students, faculty, parents and community
- Improved air quality
- Positive environmental impact
- Improved community resource and shared public spaces

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WITHOUT A NEW SCHOOL



- Does not support 21st century teaching & learning
- Risk NEASC decertification
- Piecemeal capital expenditures
- Whole-scale accessibility expenses
- Possible extended MSBA waitlist
- Possible reduction in property values
- Possible reduction in state education funding