

# Regional Agreement & Building Project Updates



January 24, 2019

Presented by Dr. Justin Bartholomew to the  
Groveland, Merrimack, and West Newbury  
Boards of Selectmen

# Regional Agreement



# Regional Agreement

- Towns create and oversee the Regional Agreement
- PRSD is part of Regional Finance Advisory Committee that oversees the Regional Agreement, but the three Towns vote on it
- Three Towns' Finance Directors met with PRSD in the fall
- Reviewed carefully and identified areas to be changed

# Next Step

- ☒ Review agreement
- ☒ Make modifications
- ☒ Vote

The vote to approve proposed language would occur at each town's  
Town Hall Meeting on Tuesday, April 29, 2019.



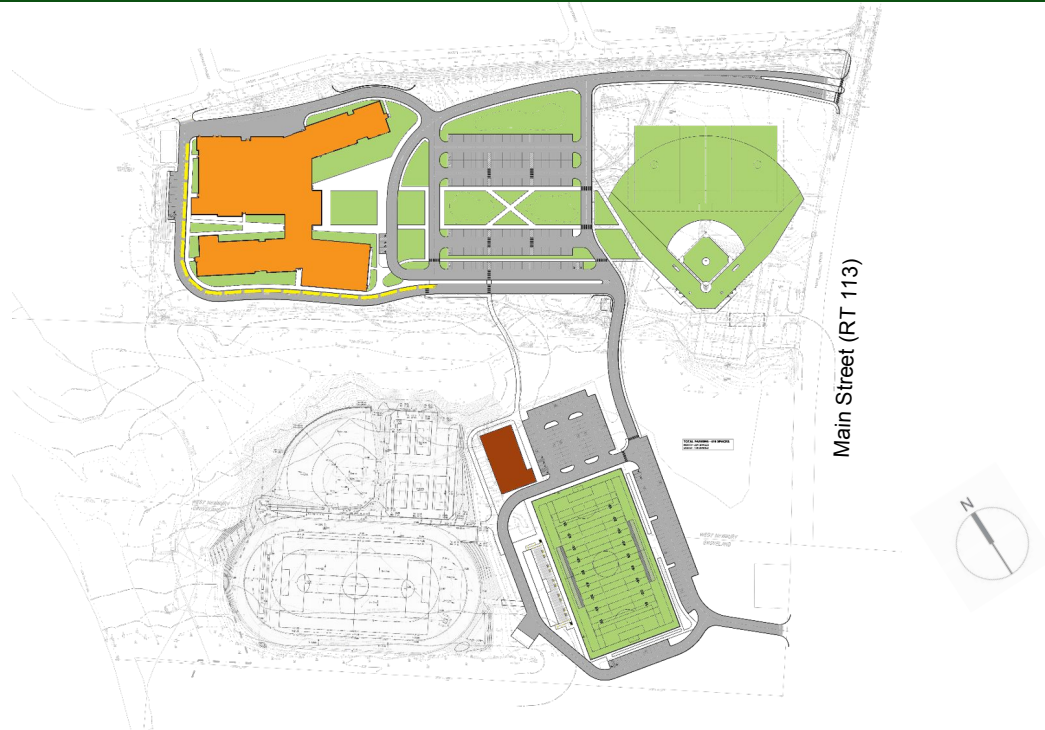
# Proposed Language

for updated

# Regional Agreement

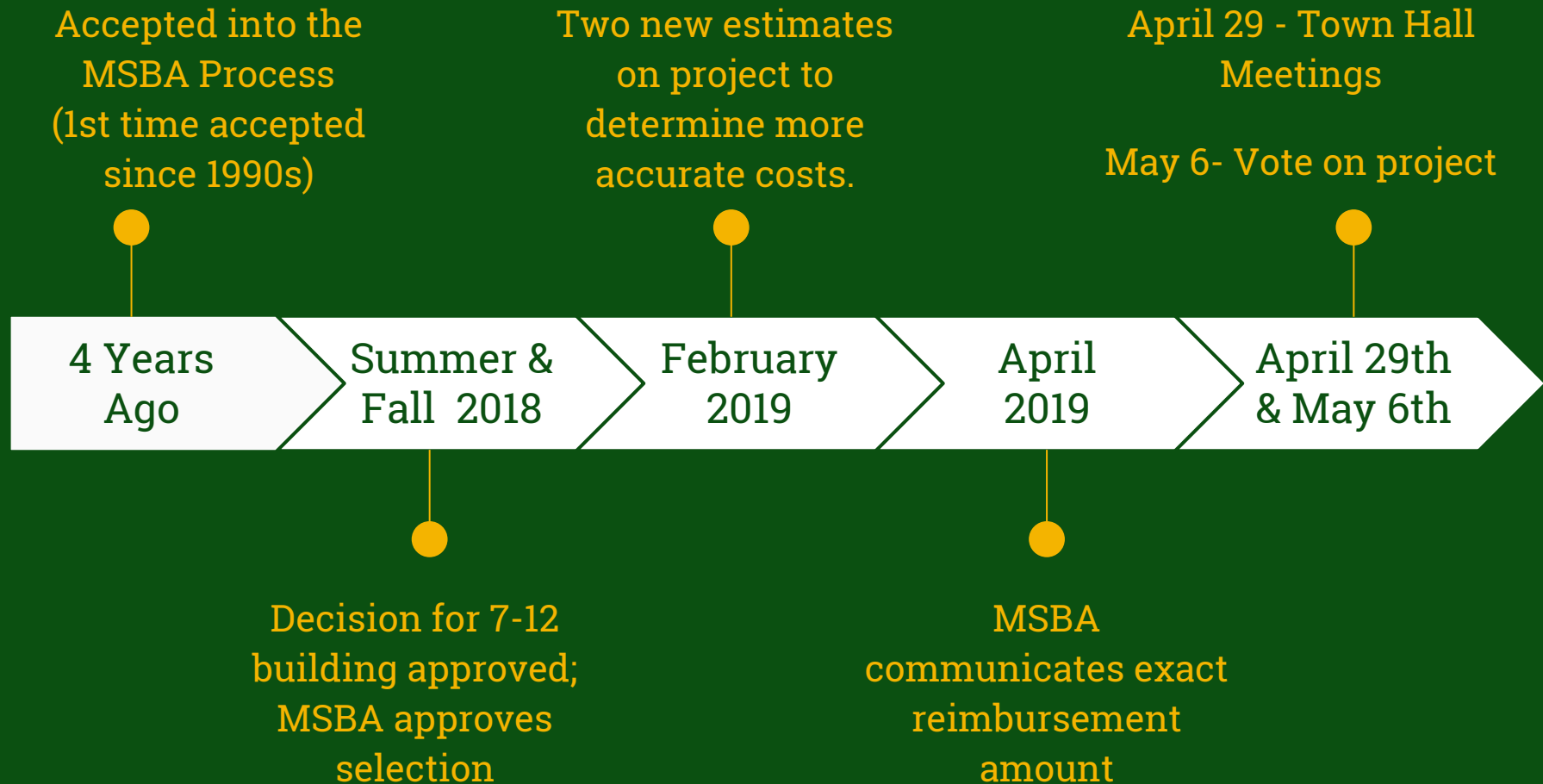
- Addition of Contingency Plan & Review by Towns if Contingency Plan in place (Sec IV Parts A & F)
- Composition of Regional Advisory Committee (Section XII Part A)
- Reviewing of Regional Agreement (Sec XIII Part C)
- Signatures and dates at end of Agreement

# Building Project Update



# Our Journey to Date

- 2015 Statement of Interest and acceptance by MSBA
- Eligibility Period and Feasibility Study
- Creation of Building Committee, Select OPM, Selection of Architect
- Visioning sessions with all community stakeholders
- Preliminary Design Proposal included options for HS only, MS/HS (7-12) new, repair only, renovation, renovation addition all reviewed at public meetings
- Preferred Schematic Report led to selection of 7-12 model
- Current phase is Schematic Design





# Why are we here? - Infrastructure Issues

- High School was completed in 1956; Middle School in 1967
- High School Infrastructure issues
  - Original Electrical, HVAC, Plumbing, Structural
  - Repaired along the way (floods, hazardous materials, roofs, etc.)
  - Have to fabricate parts to fix
- These buildings are used about 17 hours each school day, 5-10 hours a day on weekends, and throughout the summer.

# Why are we here? - Educational Issues

## Educational issues

- HS/MS are “Purpose Built” designs: Teacher in front, students sitting in rows
- HS/MS today are collaborative, application based learning environment
- Technology - Everything we do is an add on/retrofit, so it does not work properly
- Science rooms in original building outdated and not fully functional for modern science curriculum.

# Project cost estimates from 1999-2000

School Building Assistance Program (SBA) - Precursor to the current MSBA system

High School Only Project Proposed 20 years ago

Total estimated cost of project - \$36,873,600

District Share - \$10,324,608 shared between 3 Towns (28%)

Reimbursement rate - \$26,548,992 (72% of Eligible Costs )

# Why can't we fix the infrastructures?

- It depends on the cost
- Dictated by Code of Massachusetts Regulations
- Any expense over 30% of a building's value (so \$3.6 million at HS or \$1 million at MS) prevents us from making that repair or replacement unless we bring the rest of the building up to code. For the HS, that would cost over \$70 million.
- See Contingency Plan Draft for amount we can repair

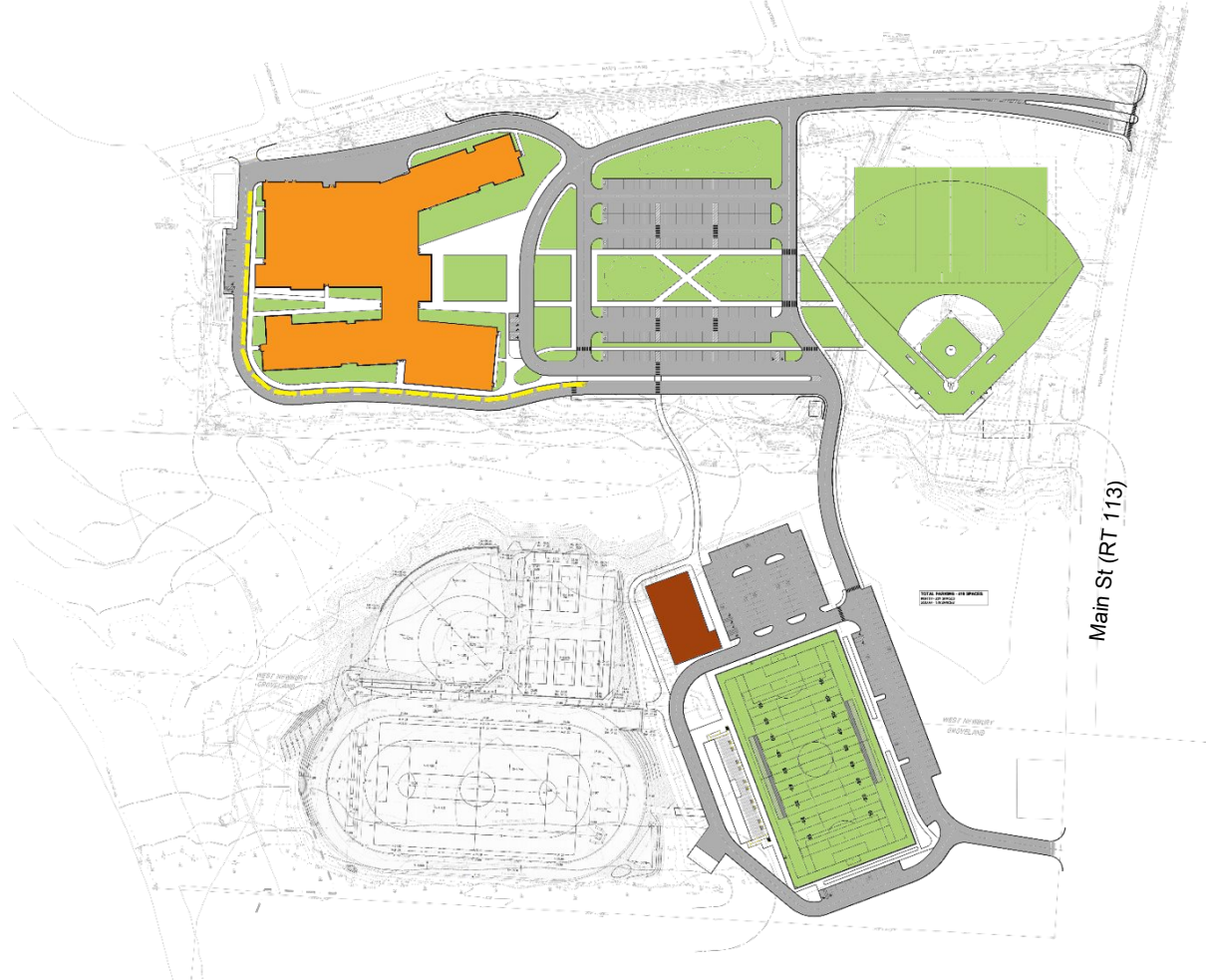
# Why the Middle School too?

- Simple answer: Cost
- Middle School is over 50 years old.
- Having some of the same issues as the High School (e.g. forced to shut down a classroom for the year two weeks ago).
- Focus groups and communities were required by MSBA to consider 7-12 in addition to just a 9-12.
- Cost of new HS and then a new MS is much more expensive than a combined 7-12.

# A Resource for our Regional Community

- Grade 7-12 Students
- All 3 towns with groups needing space for:
  - Continuing Education Programming
  - Art Events
  - Group Meetings
- Senior Citizens and Councils on Aging can still use it for a “walking space” in the bad weather months (heat and cold)
- Sports
- Essentially, the new building allows for greater access for more community groups.

So what will this new building  
look like?



Conceptual Site Plan



- ADMINISTRATION & GUIDANCE
- ARTS & MUSIC
- CORE ACADEMIC
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- MEDICA CENTER
- MEDICAL
- SPECIAL EDUCATION
- VOCATIONS & TECHNOLOGY
- CUSTODIAL & MAINTENANCE



- ADMINISTRATION & GUIDANCE
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Second Floor Plan

- ADMINISTRATION & GUIDANCE
- ARTS & MUSIC
- CORE ACADEMIC
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- MEDICAL CENTER
- MEDICAL
- SPECIAL EDUCATION
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Overall Building Perspective





High School Academic Wing Perspective





Dining Commons Interior Perspective





Auditorium House - Pentucket HS



Dore & Whittier Architects





Art - Pentucket HS



HMFH Architects





Physics Lab - Pentucket HS



Dore & Whittier Architects

Existing Conditions vs. New Construction Examples



Cardio Fitness - Pentucket HS



Dore & Whittier Architects

# What will the school project cost for me?

- What people pay depends on the following:
  - District Share of the Project cost
  - Interest Rate and Term of Loan
  - Town the person lives in
  - Number of students in the town
  - Property value



# What will the total cost be?

- Previously shared cost ESTIMATE of \$155.4 million was based on very general design information
- Since selecting our preferred option we moved into Schematic Design Phase
- Schematic Design phase is all about creating more detailed plans used for more accurate cost estimates (2 estimates reconciled into 1)

# MSBA Eligible vs Ineligible Costs

- We know the MSBA reimbursement is about 52.89% for any ELIGIBLE expenses.
- What is an ineligible cost?
- We are estimating an approximation of about 40% realized reimbursement after ineligible costs calculated

# When will we know the actual cost?

- February 12th Joint SC and BC meeting to authorize submission of Schematic Design
- After February 12th, we can then produce a more accurate estimate for eligible, ineligible expenses and the district cost.
- MSBA, if approved, will give us the definite eligible/ineligible numbers in April

# What's the goal?

- Our goal is to build a structure correctly that will serve the students and community, and we won't have to worry about this again for another 50 years.
- Making sure we do it as affordable as possible is critical, and we are working on it! We will have estimated costs in mid-April, and we hope it will be lower than what was previously stated.

# What happens if Building Project vote does not pass?

- Continue to use buildings until unable to do so
- When a catastrophic failure occurs follow Contingency plan
- District and Towns would then decide on repair options
- Unsure if MSBA will participate, would have to apply again
- Approximate \$70 million cost for repairs would need 3 towns approval
- If the repair vote does not go through, that building is permanently closed, and we follow the Long-Term Contingency Plan.



# How will we know what is going on?

- Watch for communication from the District
- Emails, Videos, Tweets, follow the Website (updated Project site coming soon)
- Starting the end of February, Dr. B. will hold as many meetings to get out factual information as possible. This includes:
  - Updates at Board of Selectmen Meetings
  - Community Group Meetings (e.g. Garden Clubs, COAs, etc.)
  - Overviews and Q & As at events at people's homes.
- Ultimately - I want to be 100% certain that when people vote, they understand the implications of their "yes" or "no" vote.