



North Adams

Public Presentation

April 2013

CONTE SCHOOL RENOVATION



STRATEGIC
BUILDING
SOLUTIONS

North Adams Public Schools
North Adams, Massachusetts

MARGO JONES
Architects

OUTLINE

- Introduction
- Massachusetts School Building Authority & Process
- Schematic Design:
 - Site Plan
 - School Images
 - Floor Plans
- Cost Estimate
- Investing In The Community
- Next Steps



People Courtesy of:
Edenpictures, Immediate Enourage: Creative Commons Attribution License



STRATEGIC
BUILDING
SOLUTIONS

North Adams Public Schools
North Adams, Massachusetts

MARGO JONES
Architects

NORTH ADAMS SCHOOL BUILDING COMMITTEE

Mayor Alcombright	Local Chief Executive Officer
John Hockridge	School Committee Member
James Montepare	Superintendent of Schools
J. Matt Neville	Local Official responsible for School Building Maintenance
William Meranti	Building Inspector, Representative of Office authorized by law to construct school buildings
Sandra Cote	School Principal
Jean Bacon	Member knowledgeable in educational mission and function of facility
Laura Wood	Member – MCPPO (Massachusetts Certified Public Purchasing Official Program)
Nancy Ziter	Local Budget official or member of local finance committee
Gary Polumbo	Member of community with architecture, engineering and/or construction experience
Anne Yenolevich	Teacher
Keith Bona	Parent and City Council
Spencer Moser	Parent and MCLA representative
Ron Superneau	Former School Committee
Michelle Vareschi	Sullivan School parent
Max Quinn	Student representative, Drury Class 2012 President, Valedictorian



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

SCHOOL BUILDING PROCESS

Process began in 2007. *School Building Committee* formed in 2010

MSBA Building Process



Steps primarily for:



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

PREFERRED OPTION: CONTE ADDITION & RENOVATION



Consistently the School Building Committee's Preferred Option:

- No modular classrooms, bussing, or other phasing costs required during construction
 - Does not disrupt the students
 - Saves the city significant costs (these items NOT reimbursed by the MSBA)
- Project Costs less than other options
- Current Conte floor plan provides a great beginning for the proposed educational layout
- Addresses the most pressing city need: the limitations of the Sullivan School
- Neighborhood school
- Celebrates a historic city building



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

SPACE SUMMARY – SULLIVAN & CONTE

Sullivan does not meet state guidelines, is ageing and is difficult to expand.

The proposed Conte renovation will include:

- 5,000 sq. ft. more Core Academic Space
- 3,000 sq. ft. more Special Education Space (almost double)
- 2,000 sq. ft. more Art & Music Space
- 3,000 sq. ft. more Health & Physical Education Space
- 1,000 sq. ft. more Library Space (more than double)
- 1,000 sq. ft. more Administration and Medical Suite Space



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

23 Spaces
13 Spaces

Landscape play

Bus Loop
Playground
Drop-Off

East Main Street

CHURCH

BUILDINGS

GARAGE

Repair,
Slightly Widen
& Re-pave

Accessible Route
Replace Retaining Wall

Remove Stairs
Lawn Area to Remain
Open

23 Spaces
13 Spaces

Bus Loop
Playground
Drop-Off

Repair,
Slightly Widen
& Re-pave

Accessible Route
Replace Retaining Wall

Remove Stairs
Lawn Area to Remain
Open

PROPOSED WEST ELEVATION



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

PROPOSED GYM INTERIOR



People Courtesy of:
FaceMePLS, Immediate Entourage. Creative Commons Attribution License.

© 2013 Henry Albin
Margo Jones Architects



STRATEGIC
BUILDING
SOLUTIONS

North Adams Public Schools
North Adams, Massachusetts

MARGO JONES
Architects

PROPOSED SECOND FLOOR CLASSROOM



People Courtesy of:
Jramspott, Immediate Entourage. Creative Commons Attribution License.

© 2013 Henry Albin
Margo Jones Architects



STRATEGIC
BUILDING
SOLUTIONS

North Adams Public Schools
North Adams, Massachusetts

MARGO JONES
Architects

PROPOSED SOUTH ELEVATION AND DROP-OFF



People Courtesy of:
Ed Yourdon, Edenpictures, FaceMePLS, Nina Hale, Immediate Entourage, Creative Commons Attribution License,
Trees Courtesy of
Morgue, Digitalholeinone, Immediate Entourage, Creative Commons Attribution License

© 2013 Henry Albin
Margo Jones Architects



STRATEGIC
BUILDING
SOLUTIONS

North Adams Public Schools
North Adams, Massachusetts

MARGO JONES
Architects

GROUND FLOOR PLAN



STRATEGIC
BUILDING
SOLUTIONS

North Adams Public Schools
North Adams, Massachusetts

MARGO JONES
Architects

FIRST FLOOR PLAN

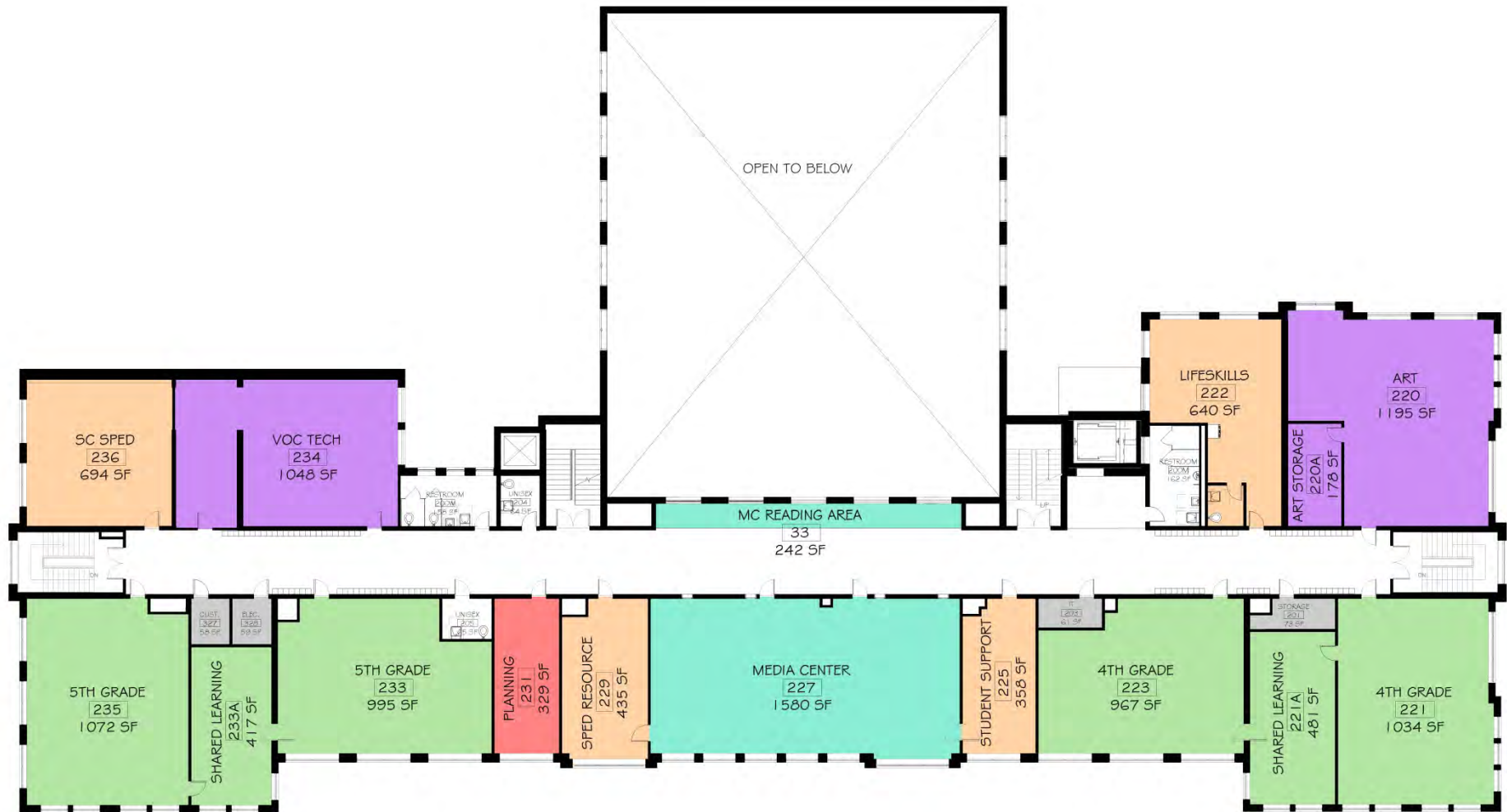


STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

SECOND FLOOR PLAN



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

THIRD FLOOR PLAN



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

COST ESTIMATE AND BUDGET

City of North Adams Share

- Total Project Budget with All Contingencies: \$ 29.7 million
- MSBA Potential Reimbursement: \$ 23.2 million
- **City of N. Adams Potential Share: \$ 6.5 million**

City Administration has carefully calculated that the cost of the school can be absorbed into current and future tax rates without the need for an “override” or “debt exclusion” measure, each of which would add an additional assessment to the tax bill.



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

INVESTING IN THE COMMUNITY

New School Benefits

- Building design and facility conditions have been associated with increased teacher motivation and student achievement.
- The National Association of Realtors reports that the quality of schools is one of the two most important factors people and businesses consider when choosing a location.
- Property values increase in neighborhoods with higher-spending schools. Impact of schools can increase property value from 5 - 10%.



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects



NEXT STEPS

City of North Adams to vote on referendum **April 30, 2013.**

If measure passes and no further delays:

- Design Development & Construction Documents 2013
- Construction 2014 / 2015
- Anticipated Move In Fall 2015



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

COST ESTIMATE AND BUDGET

Two independent cost estimates were completed

Reconciled estimate plugged into a spreadsheet developed by the MSBA

Schematic Design Cost Estimate:

Building:	\$ 14,812,410
Demolition:	\$ 720,200
Hazardous Materials Abatement:	\$ 453,670
<u>Site Costs:</u>	<u>\$ 1,047,660</u>
• Total Construction Trade Costs:	\$ 17,033,940
<u>Design & Pricing Contingencies, Bonds, Overhead & Profit, etc:</u>	<u>\$ 4,619,327</u>
• Total Construction Cost Estimate:	\$ 21,653,267
<u>Furniture, Equipment, Fees, Feasibility Costs, etc:</u>	<u>\$ 4,854,000</u>
• Total Project Budget:	\$ 26,507,267
<u>Construction Contingency & Owner's Contingency</u>	<u>\$ 3,185,327</u>
• Total Project Budget with ALL Contingencies:	\$ 29,692,594
• Potential MSBA Reimbursement:	\$ 23,180,316

Building:	\$ 14,812,410
Demolition:	\$ 720,200
Hazmat:	\$ 453,670
Site:	\$ 1,047,660
• Total Construction Trade Costs:	\$ 17,033,940
Design & Pricing Contingencies	\$ 1,703,394
Bonds, Insurance, General Conditions, Overhead & Profit	\$ 2,519,745
Escalation	\$ 596,188
• Total Construction Cost Estimate:	\$ 21,853,267
Feasibility Study	\$ 780,000
OPM Fees (Design Development – Closeout)	\$ 985,000
Arch. & Eng. Fees (Design Development – Closeout)	\$ 1,760,000
Reimbursable Services (Testing, Printing, Geotech, etc.)	\$ 385,000
Furnishings and Equipment	\$ 744,000
• Total Project Budget:	\$ 26,507,267
Construction Contingency	\$ 2,185,327
Owner's Contingency	\$ 1,000,000
• Total Project Budget with ALL Contingencies:	\$ 29,692,594
• Potential MSBA Reimbursement:	\$ 23,180,316

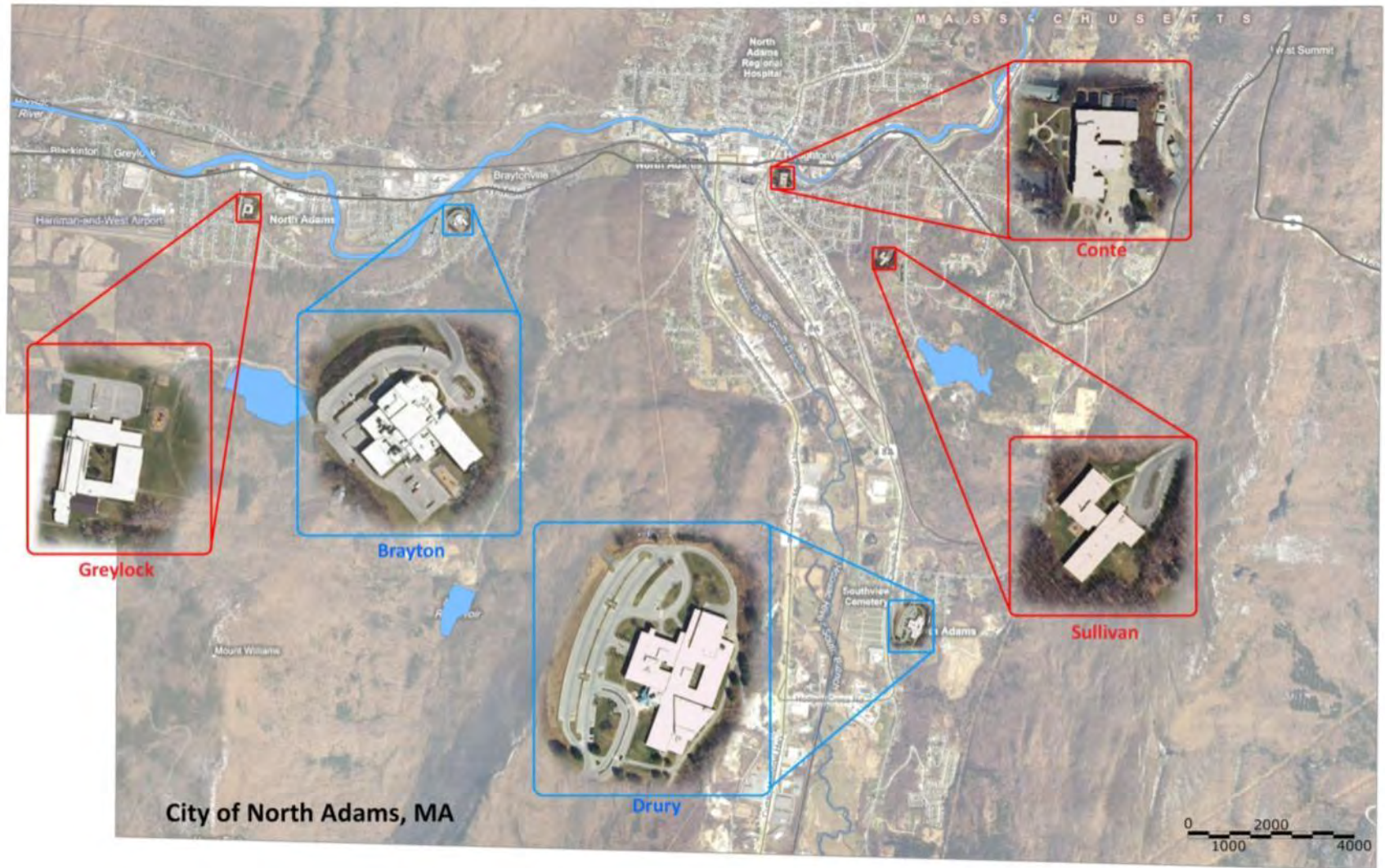


STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects

NORTH ADAMS SCHOOLS – SITE MAP



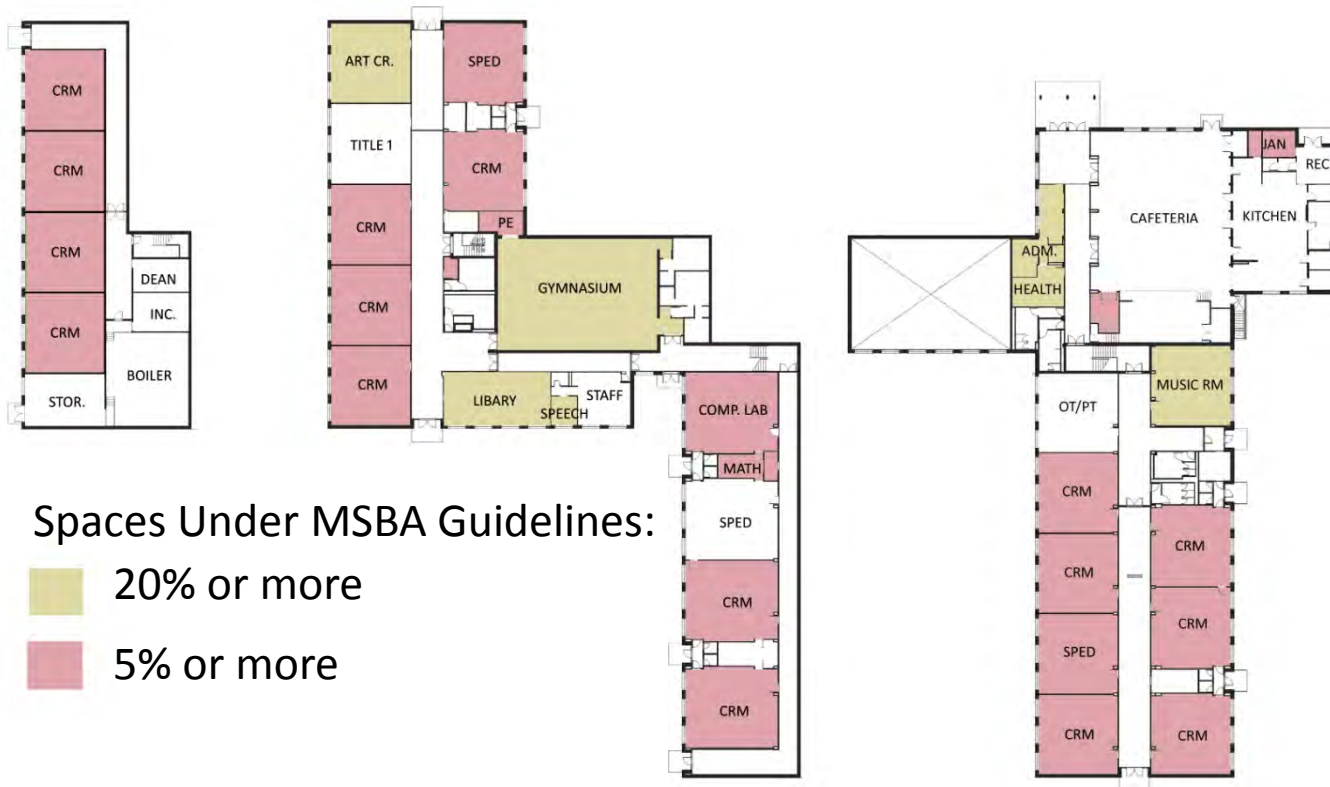
STRATEGIC
BUILDING
SOLUTIONS

North Adams Public Schools
North Adams, Massachusetts

MARGO JONES
Architects

SULLIVAN SCHOOL - EXISTING CONDITIONS

- Outdated and crumbling HVAC infrastructure
- Overcrowded
- No specialized spaces for SPED needs
- Lack of security
- Undersized & poorly located administration areas
- Difficult, steep site; inaccessible with no room for growth
- Energy inefficient
- In need of extensive and expensive seismic upgrades



SPACE SUMMARY

	Sullivan Existing Conditions			Conte Proposed Conditions	
<u>ROOM TYPE</u>	# OF RMS	area totals		# OF RMS	area totals
CORE ACADEMIC SPACES	17	15,095		16 + 8	20,571
SPECIAL EDUCATION		3,618			6,307
ART & MUSIC		1,736			3,733
VOCATIONS & TECHNOLOGY		1,022			1,392
HEALTH & PHYSICAL EDUCATION		3,240			6,177
MEDIA CENTER		769			1,822
DINING & FOOD SERVICE		5,690			5,058
MEDICAL		251			395
ADMINISTRATION & GUIDANCE		1,177			2,117
CUSTODIAL & MAINTENANCE		2,053			1,587
Total Building Net Floor Area (NFA)		34,651			49,484
Total Building Gross Floor Area		50,839			78,119



STRATEGIC
BUILDING
SOLUTIONS



MARGO JONES
Architects