Feasibility Study and Schematic Design
North Middlesex Regional High School
Estimates of Costs

The following information provides some background on the MSBA feasibility study process and how the estimated costs for NM's feasibility study were determined.

According to the MSBA:

*During the Feasibility Study, the District and its team collaborate with the MSBA to generate an initial space summary, document existing conditions, and establish design parameters, develop and evaluate alternatives, and recommend the most cost effective and educationally appropriate solution to the MSBA Board of Directors. Examples of activities conducted during the Feasibility Study include:*
  - Septic Evaluation
  - Geotechnical evaluation of the site
  - Structural inspection of existing structure
  - Hazardous waste assessment of the existing structure
  - Financial assessment of the proposed

*The schematic designs phase will produce detailed drawings that will allow a visualization of the options for a new or renovated school. These documents help narrow the scope and budget of the project to ensure the final product is efficient, sustainable and affordable.*

To determine the costs of the feasibility study, recent renovation and new building construction projects across the Commonwealth were reviewed. The review included both renovation and new construction at 10 schools with similar size/student ratios as NM. Based on this review, it was determined that the average school was being built at approximately 184 sf/student. The review also indicated the average cost per square foot for the feasibility and schematic design process was:

Using 1300 students at 184 sf/student = 239,200 sf

$1.19/sf for the feasibility study x 239,200 = $284,648

$2.53/sf for the schematic design x 239,200 = $605,176

Total estimate = $889,824 + $50,000 (contingency) = $940,000

The MSBA will reimburse approximately 55% of the cost of the feasibility study and schematic design for the project. This would result in a cost to the towns of approximately $400,000 depending on the final estimates to complete the study.

Per MSBA requirements, the costs of the both phases of the study need to be paid by the district and then the appropriate percent is reimbursed to the district by the MSBA. This is the reason the full estimate of the feasibility study and schematic design must be appropriated during town meeting.