

School Building Committee
March 27, 2019

Nauset Regional High School Feasibility Phase



PROJECT MANAGEMENT



Massachusetts School Building Authority

FLANSBURGH

REGULATORY UPDATE

NHESP (Natural Heritage and Endangered Species Program)



March 8, 2019

Project No.: C13788.07

Ms. Emily Holt
Natural Heritage & Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

Via Email: emily.holt@state.ma.us

RE: **Request for Informal Review and Discussion**
Nauset Regional High School
100 Cable Road
Eastham, MA

Dear Ms. Holt:

As I had discussed with you briefly on February 22, 2019, the Nauset Regional School District has begun to evaluate modernization of the Nauset Regional High School which was constructed in the early 1970s and added to in the mid-1990s. The Massachusetts School Building Authority (MSBA) requires architects to evaluate several modernization options including renovations, renovations with additions, and total replacement. Subsequent to our telephone conversation, the architect and school building committee have narrowed the options to a handful of renovations and renovations with additions options, and one total replacement/new-build option.

Based on initial evaluations by Flansburgh Architects, the renovations and renovations with additions options would not require work within the mapped NHESP habitat areas on the property. The potential new-build option under consideration would require work in the mapped habitat areas, but the work would largely be in areas of the property that are presently developed with recreation fields. Attached are two images – one being a portion of the MassGIS map that shows the Nauset Regional High School property as it currently exists and the other being the conceptual new-build option showing the locations of proposed buildings, parking areas, and relocated recreation fields. Both images show the mapped NHESP habitat boundaries.

We'd like to meet informally with the appropriate NHESP staff to discuss the proposed new-build option, the species of concern, and any questions that NHESP may have. Please contact me to let me know when we can meet.

Sincerely,
COASTAL ENGINEERING CO., INC.

David J. Michniewicz, PE
Vice President

DJM/kvp

Enclosures

cc: Kent Kovacs, Flansburgh Architects

D:\DOC\C13700\13788\13788.07\Doc-Out\2019-03-08 to NHESP\2019-03-08 Request for Informal Discussion with NHESP.doc



MHC Filing (Mass. Historical Commission)

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

RECEIVED

MAR 04 2019

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

MASS. HIST. COMM

RC 659 07

PROJECT NOTIFICATION FORM

Project Name: Renovations and Additions to Nauset Regional High School

Location / Address: 100 Cable Road

City / Town: Eastham

Project Proponent

Name: James Nowack, Asst. Finance Director, Nauset Regional School District

Address: 78 Eldredge Park Way

City/Town/Zip/Telephone: Orleans 02653 / 508-255-8800

After review of MHC files and the materials you submitted, it has been determined that this project is unlikely to affect significant historic or archaeological resources.

Linda Sanfaro 3/20/19
Date
Linda Sanfaro
Preservation Planner
Massachusetts Historical Commission

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

Type of License or funding (specify)

MSBA: Core Program School Building Grant

Mass. Division of Fisheries and Wildlife: NHESP filing

MassDEP: Ground Water Discharge Permit

Town of Eastham: Site Plan Special Permit

Environmental Protection Agency: NPDES Permit

Mass. Office of Energy and Environmental Affairs: MEPA Environmental Notification Form

Project Description (narrative):

The proposed project includes either renovations and additions to Nauset Regional High School or reconstruction of a new high school on the campus. The existing campus serving grades 9-12 includes seven buildings constructed in 1973 with a full renovation and an eighth building added in 1995. The campus is under significant strain to meet the academic needs of the school. Many classrooms are undersized, and some programs are housed in corridors due to lack of space. The campus is being evaluated as part of a feasibility study for the MSBA.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

Depending on final scheme selected, the project may include demolition of some or all of the existing buildings. Six site plans are attached illustrating a range of options from extensive renovation of all buildings to full reconstruction of the campus. Some of the buildings may be demolished while others remain for reuse.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

Depending on final scheme selected, the project may include extensive renovation of some or all buildings, including retaining the structural frame of the buildings and replacing the building systems and interior finishes.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

Yes, new wings may be constructed to supplement renovated space. An option proposing new construction in another area of the site is under consideration as well; see option 7B, attached.

5/31/96 (Effective 7/1/93) - corrected

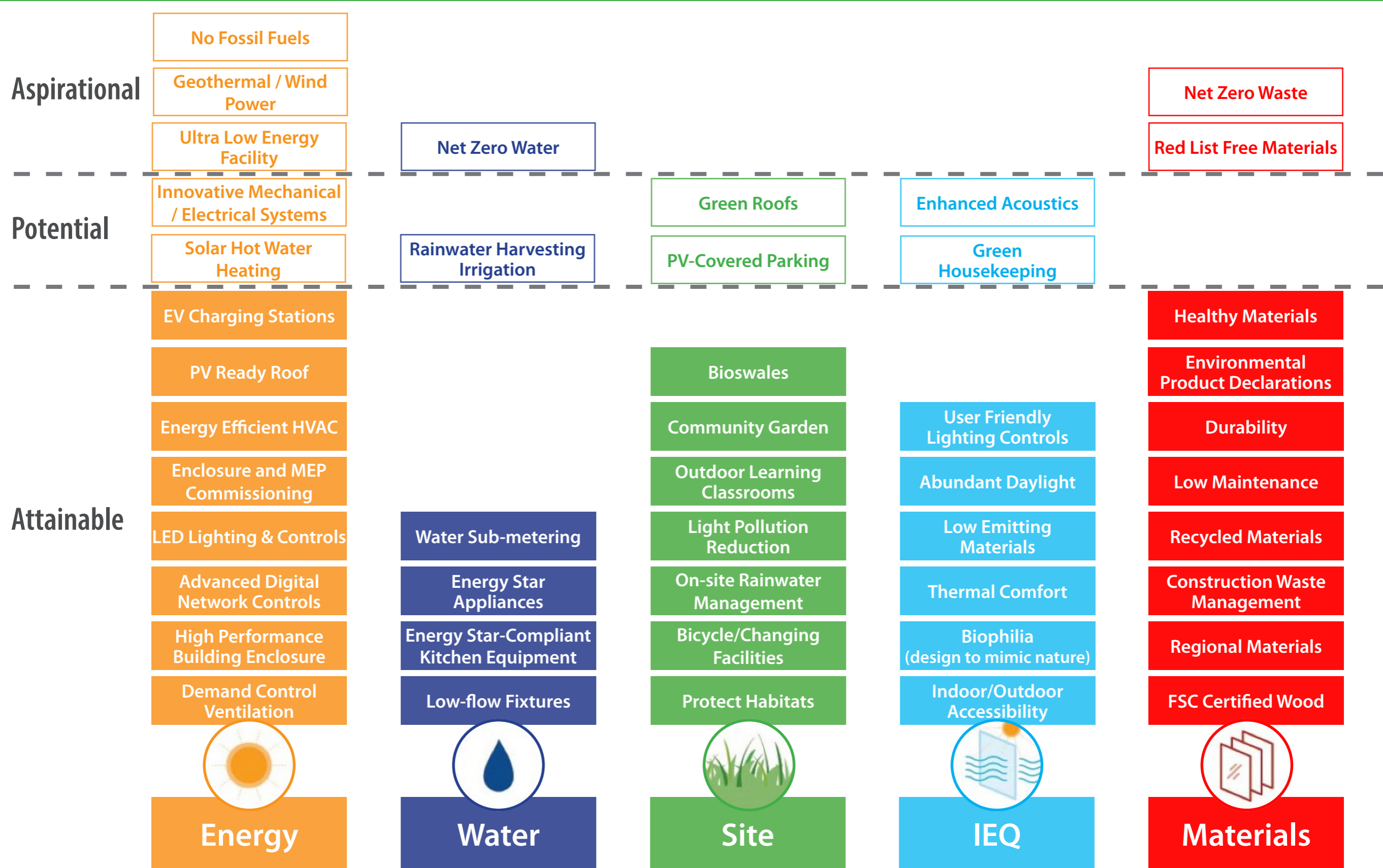
950 CMR - 275

SUSTAINABILITY

SUSTAINABLE DESIGN: Certification Options

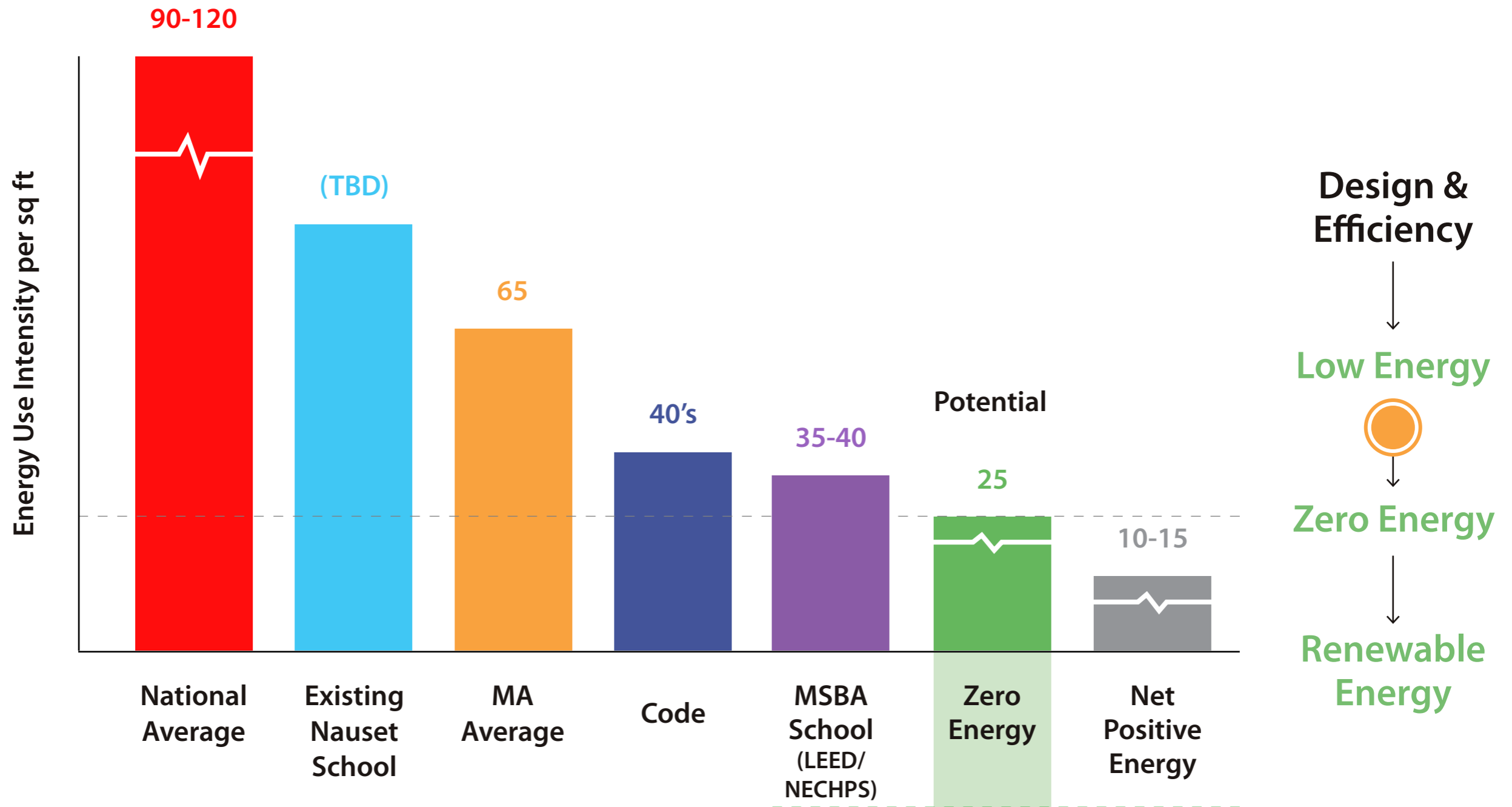
| Recommended Path: | LEED for Schools / NE-CHPS | LEED Zero Carbon | LEED Zero Energy | Living Building Challenge Zero Carbon |
|---|----------------------------|------------------------------------|------------------|---------------------------------------|
| MSBA Reimbursement Incentive Available | X | [In conjunction with LEED/NE-CHPS] | | |
| Net Zero Energy Consumption for operational calendar year | | X | X | X |
| Off-Site Energy Generation Permitted (from sun, wind, or earth) | X | X | X | X |
| Renewable Energy Credits Permitted | X | X | X | X |
| Combustion Permitted | X | X | X | [existing only] |
| Energy Storage Required (battery backup) | | | | X |
| Carbon Offsets Permitted | X | X | | X |
| Net Zero Carbon Emissions from Transportation | | X | | |

SUSTAINABLE DESIGN: Resiliency & Environmental Stewardship



SUSTAINABLE DESIGN: Planning for a Zero Energy School

(EUI per ft²)



PROGRAMMING UPDATE

PROGRAMMING - AUDITORIUM

AUDITORIUM/DRAMA - SEATING FOR 603 (based on MSBA template calculation)

| | |
|-------------------------------------|-----------------|
| AUDITORIUM | 6,033 SF |
| STAGE | 1,600 SF |
| AUDITORIUM STORAGE | 476 SF |
| MAKE-UP/DRESSING | 600 SF |
| <u>CONTROLS/LIGHTING/PROJECTION</u> | <u>200 SF</u> |
| TOTAL: | 8,909 SF |

AUDITORIUM/DRAMA - SEATING FOR 750 (based on MSBA template calculation)

| | |
|-------------------------------------|------------------|
| AUDITORIUM | 7,500 SF |
| STAGE | 1,600 SF |
| AUDITORIUM STORAGE | 500 SF |
| MAKE-UP/DRESSING | 600 SF |
| <u>CONTROLS/LIGHTING/PROJECTION</u> | <u>200 SF</u> |
| TOTAL: | 10,400 SF |

PROGRAMMING - AUDITORIUM

AUDITORIUM/DRAMA - SEATING FOR 603 (based on MSBA template calculation)

| | |
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| AUDITORIUM STORAGE | 500 SF |
| MAKE-UP/DRESSING | 600 SF |
| <u>CONTROLS/LIGHTING/PROJECTION</u> | <u>200 SF</u> |
| TOTAL: | 10,400 SF |

OVERALL INCREASE:

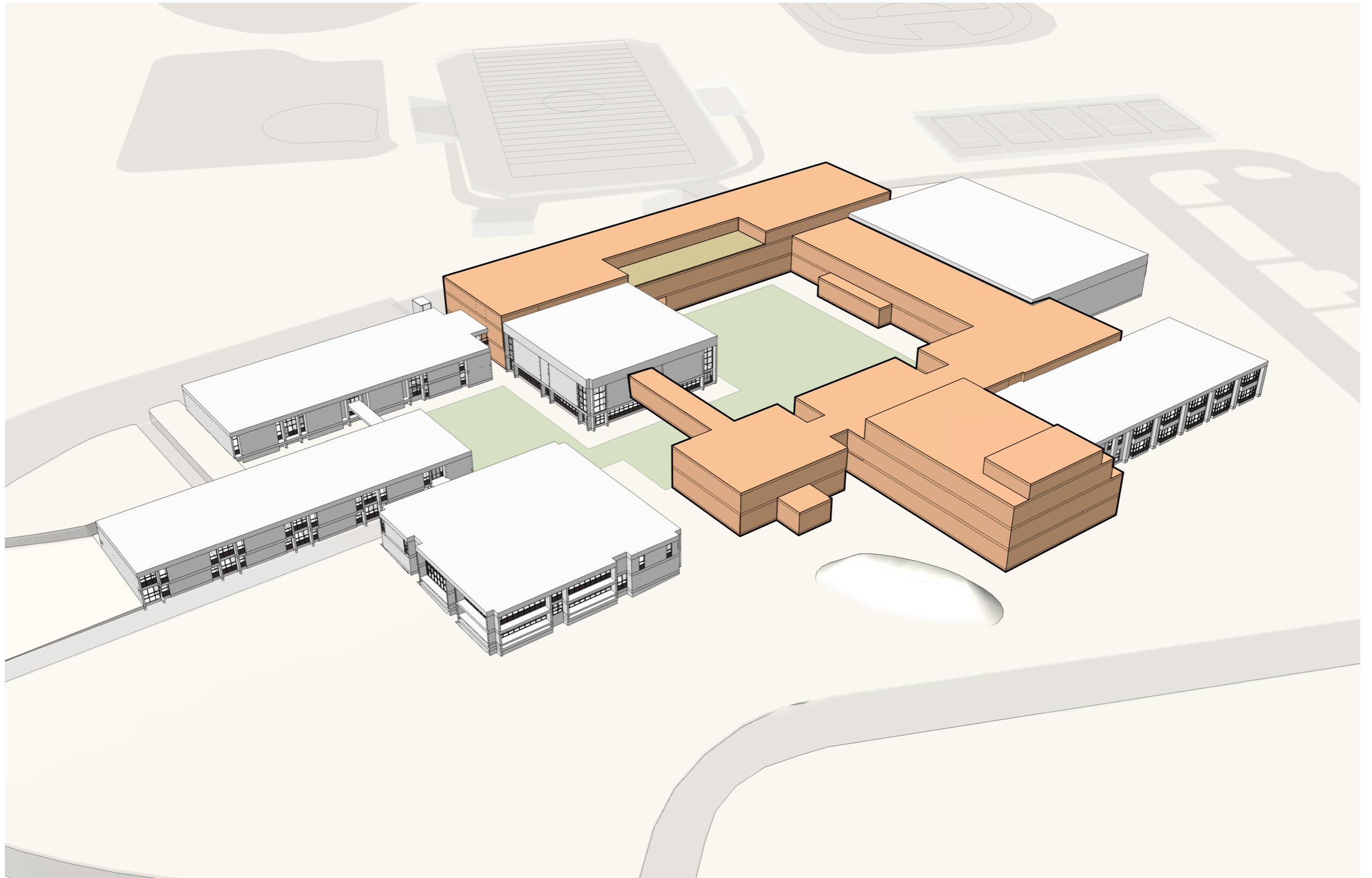
Total Net Increase 1,491 SF

x grossing factor 1.49

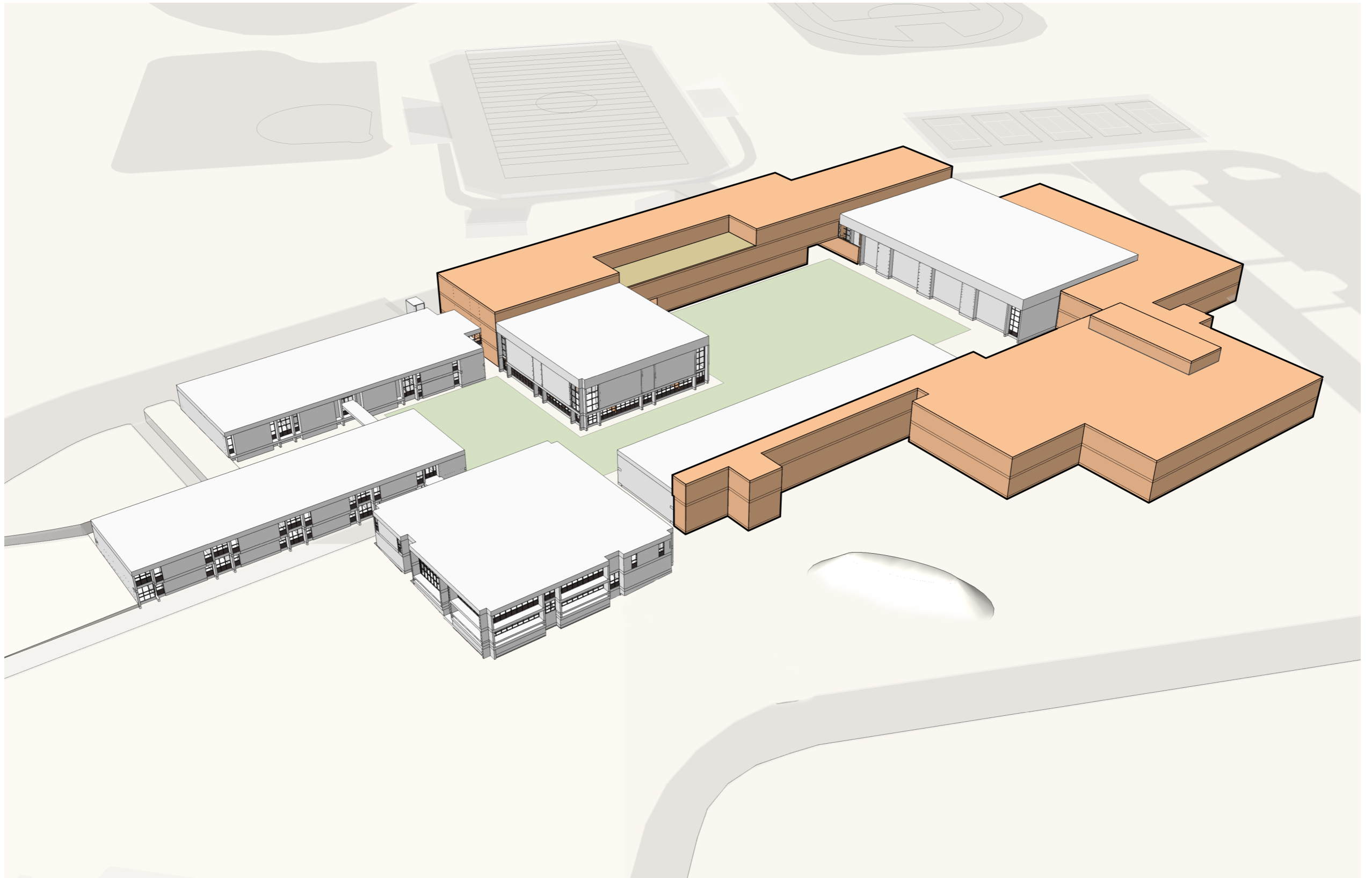
2,222 SF

DESIGN OPTIONS 4A, 4B & 5B

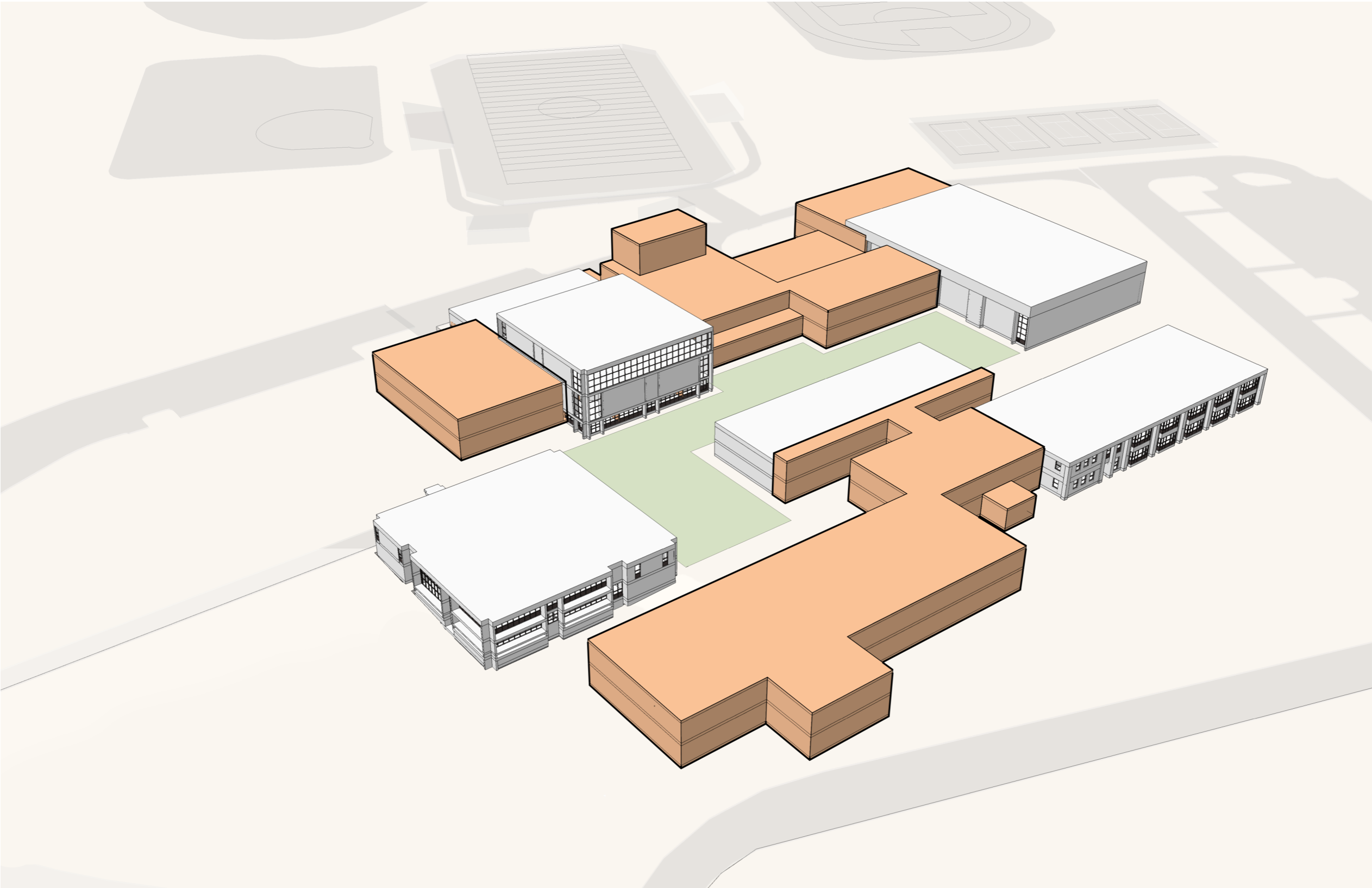
OPTION 4A: 3-D MASSING



OPTION 4B: 3-D MASSING

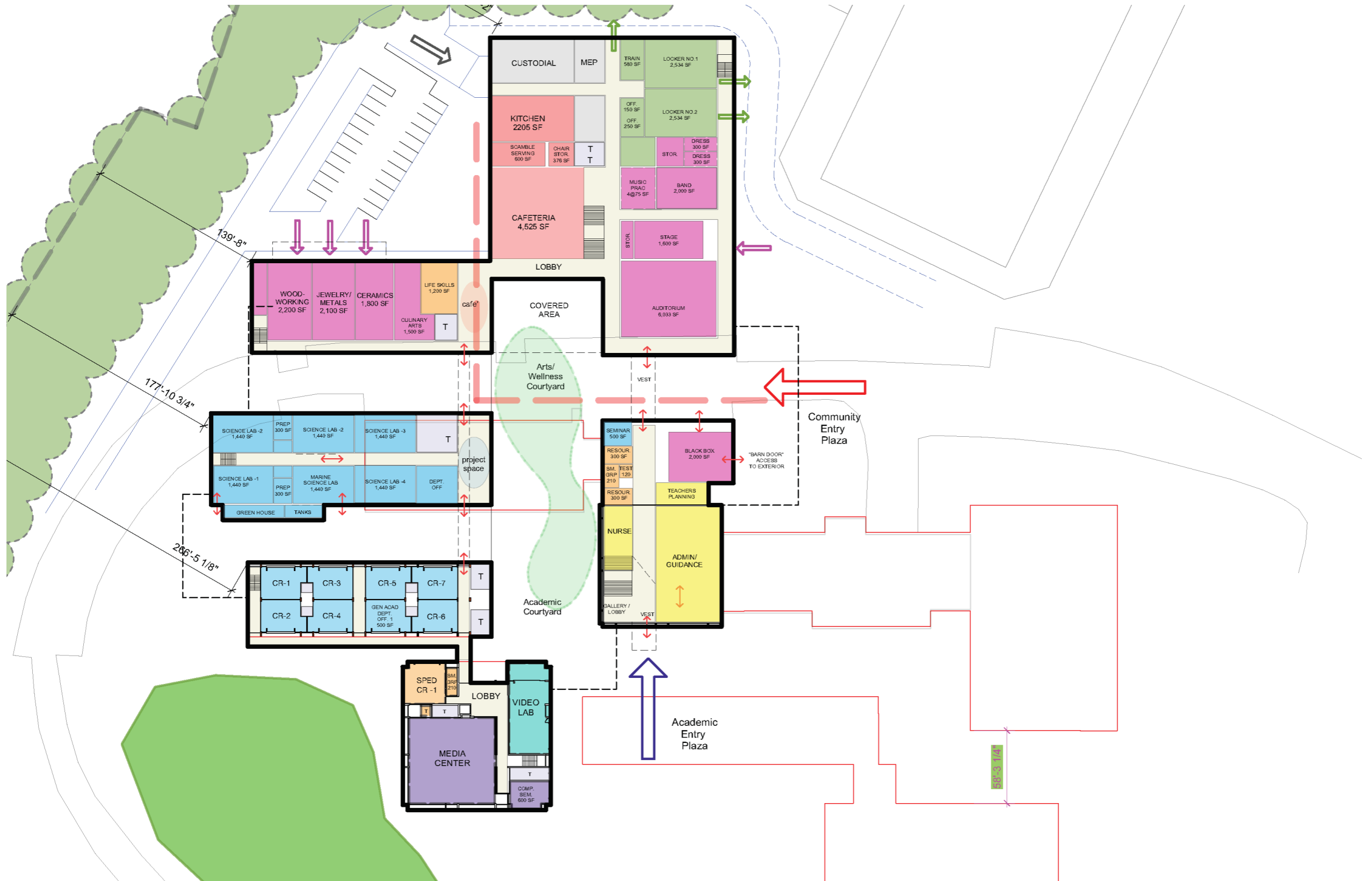


OPTION 5B: 3-D MASSING

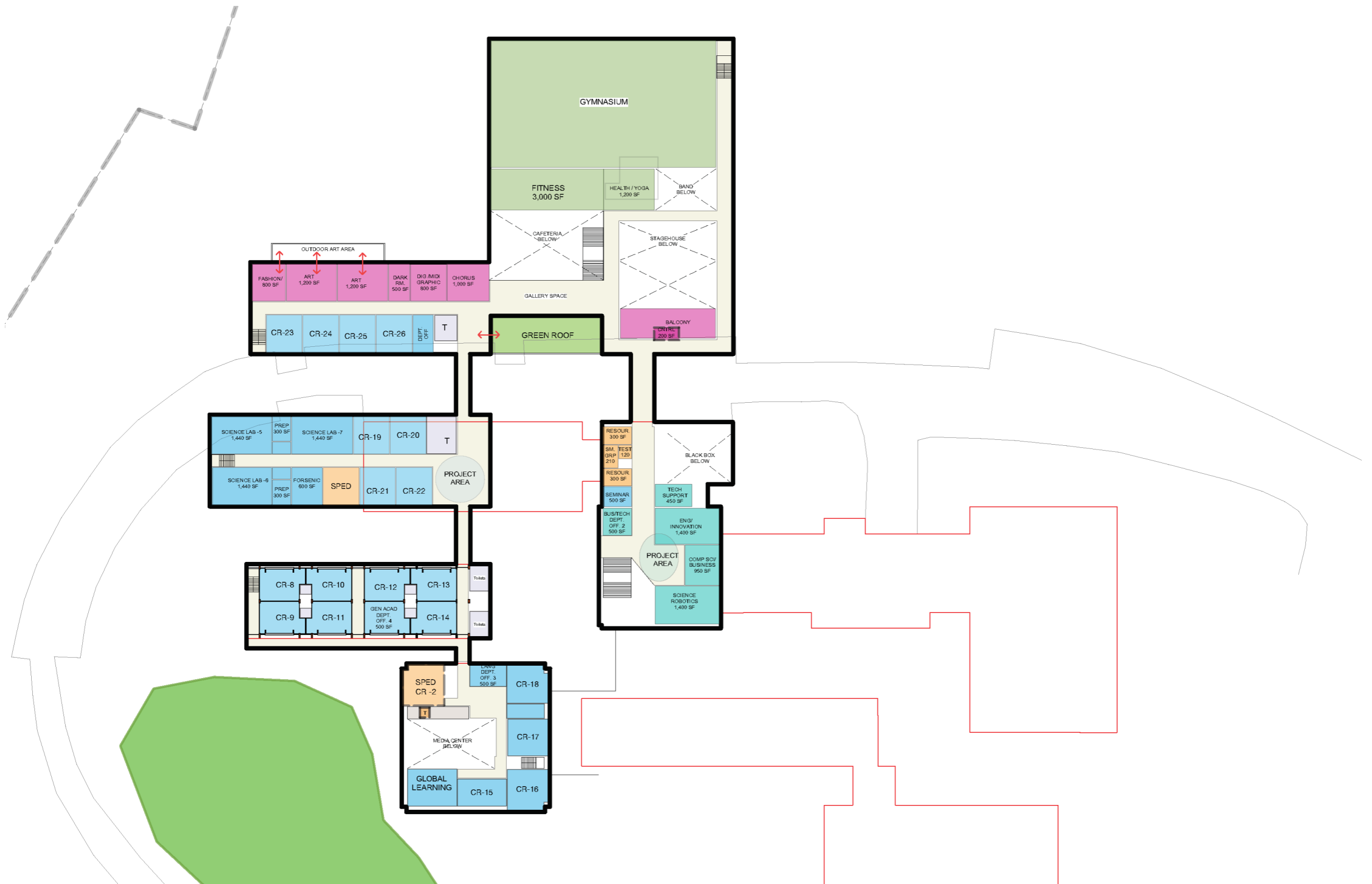


DESIGN OPTIONS 6B & 7B

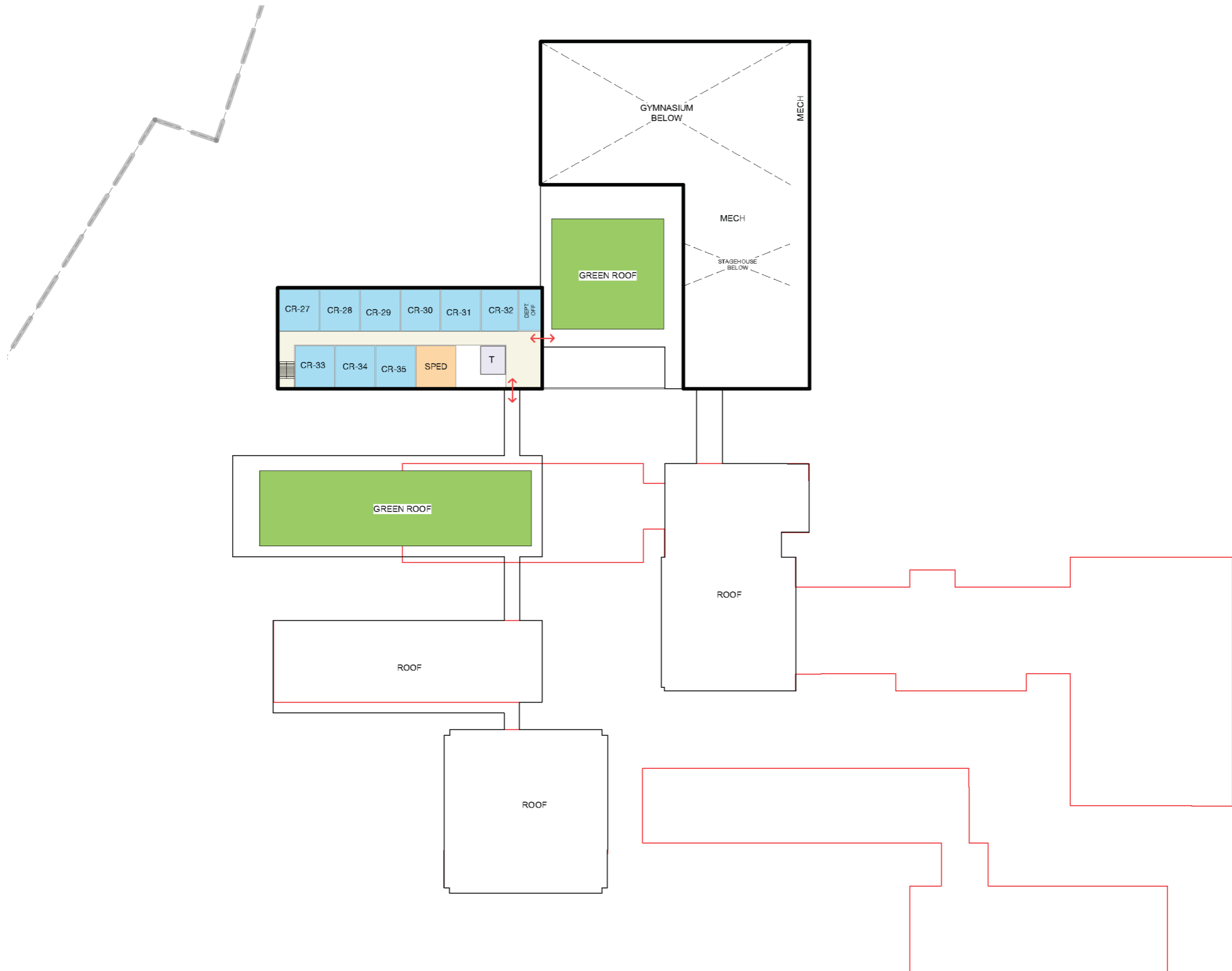
OPTION 6B: FIRST FLOOR



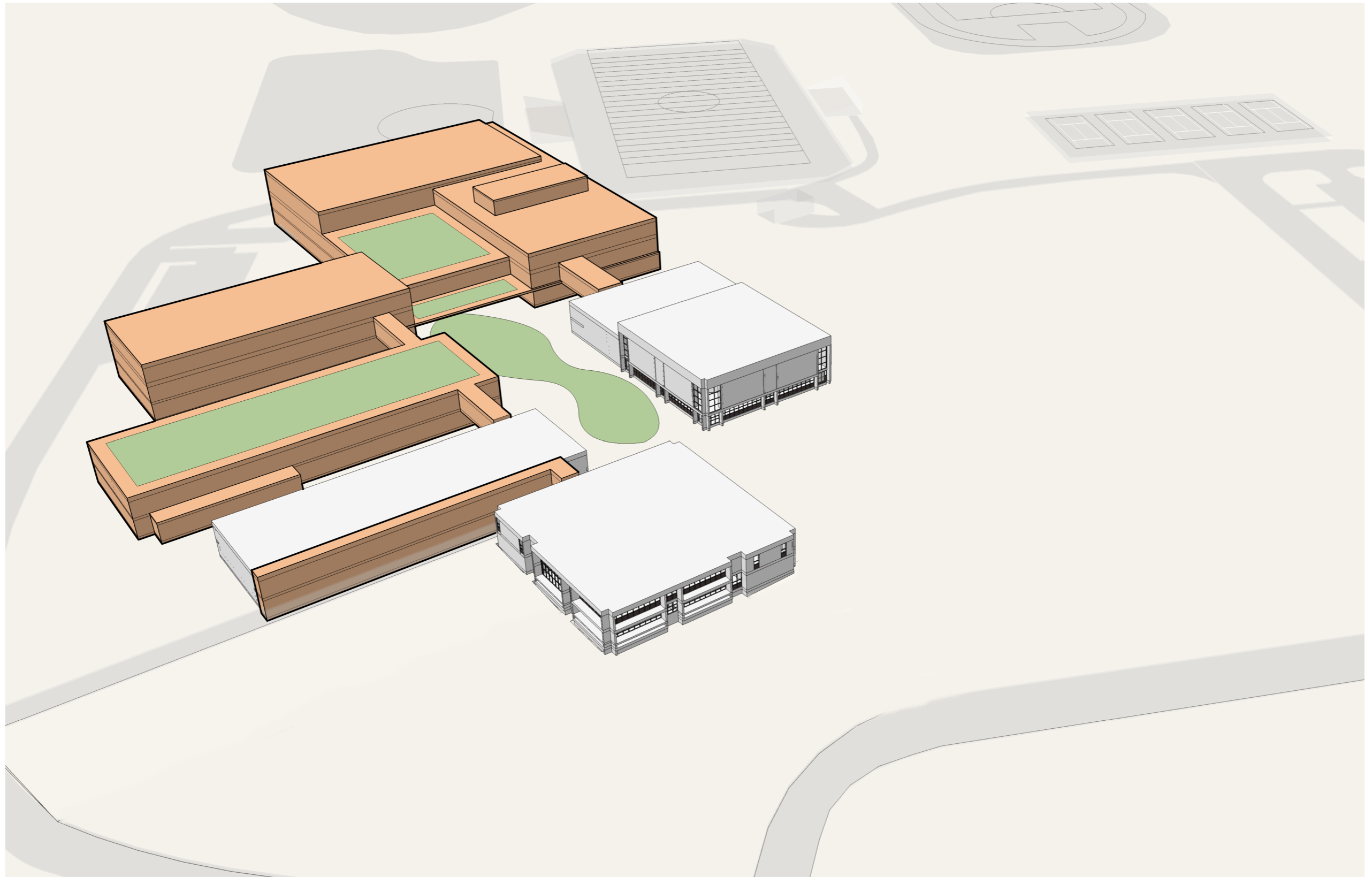
OPTION 6B: SECOND FLOOR



OPTION 6B: THIRD FLOOR

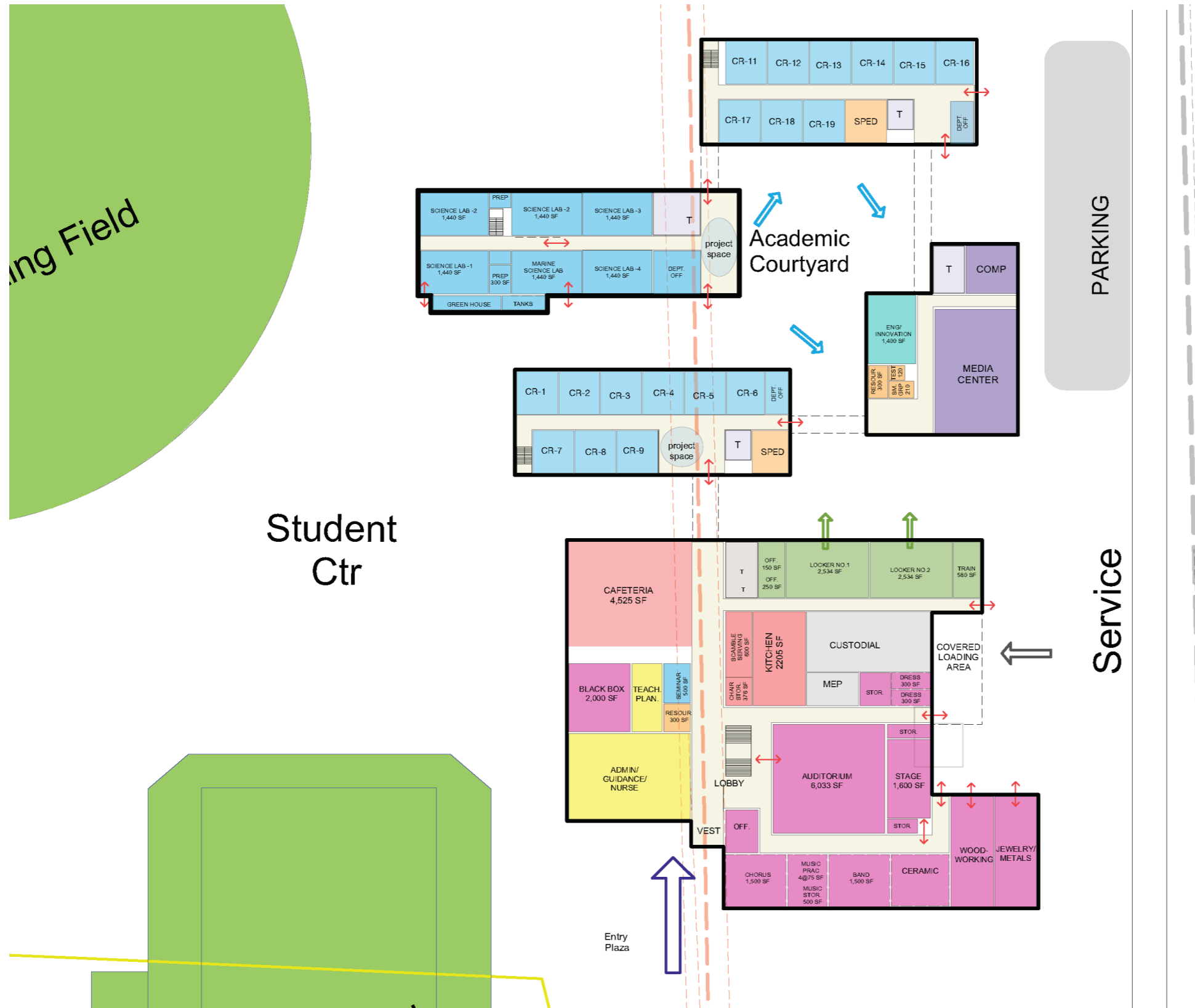


OPTION 6B: 3-D MASSING



OPTION 7B

OPTION 7B: FIRST FLOOR



OPTION 7B: SECOND FLOOR



OPTION 7B: 3-D MASSING

