
MASCOMA VALLEY REGIONAL HIGH SCHOOL

MASTER PLAN



Prepared by

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Presented to the Mascoma Valley Regional School Board

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EXECUTIVE SUMMARY

1. **This Master Plan Report of Mascoma Valley Regional High School (MVRHS) represents a consensus on how to meet current and future needs of the facility at this site.**
 - *The existing facility has been reviewed, both physically and through documentation, by architects; structural, mechanical and electrical engineers; traffic consultants, and educational specialists.*
 - *The proposals reflect extensive discussions on existing conditions and educational needs with school administration and staff, input from local and State officials, guidance from the Mascoma Valley Regional School Board and its Facilities Committee and feedback received during public hearings held under the auspices of the MVR School Board.*
2. **MVRHS can only fulfill the School District's goals with substantial improvement in vehicular access, an addition incorporating an auditorium and other currently undersized spaces, and renovation of the existing building.**
 - *The existing facility was built 47 years ago and has not had any major renovations reflecting changing curriculum needs, more stringent environmental requirements, better energy efficiency, and ongoing operations & maintenance needs.*
 - *The school district has no suitable performance space for any of its schools. The gym is used for performances and other public functions, an inappropriate use of this space, and one that crowds out its use for athletics. MVRHS and the adjacent Indian River School (IRS) need an auditorium for their many public functions and performances.*
 - *In addition, the existing building cannot accommodate the target school capacity of 600 students and must therefore be renovated and expanded.*
3. **MVRHS & IRS site needs improvement for vehicular access.**
 - *The existing site is a difficult one, with single point access to US Rte 4, a steep access drive, combined bus and car traffic and unclear drop-off areas.*
 - *Access by school buses and cars will be totally separated. Drop-off areas for both will be clearer, and pedestrians will cross much less traffic than currently.*
 - *The 211 parking spaces currently available falls 78 short of the state guidelines. About 313 parking spaces, serving both MVRHS and IRS, are proposed.*
4. **Building functions can be accommodated with a substantial renovation of the existing building and additions totaling 39,500 sf, for a total building area of 95,700 sf.**
 - *The proposed design complies with requirements of the State Fire and Building Codes, as safety and security are of the highest priority. The expanded facility incorporates wheelchair accessibility improvements. Advanced security systems result in facilities that have controlled access, yet are easily available for community use.*
 - *MVRHS and the adjacent Indian River School (IRS) need an auditorium for their many public functions and performances. This auditorium will also serve other public needs of the school district. This addition will also include: new administrative offices, relocated library/media center, upgraded art room, two general classrooms, enlarged music spaces, stage storage, the alternate program, public restrooms and utility spaces.*
 - *The courtyard infill enlarges the science rooms and provides a new teachers' workroom.*
 - *The renovation project will include:*
 - *Enlarging of undersized classrooms to meet State standards, providing additional storage and other support spaces*
 - *Improving wheelchair accessibility for students and staff*
 - *Upgrading of mechanical and electrical systems to current standards for a healthy environment, energy efficiency, and updated data/telecommunications.*
 - *Providing new ceilings, some new interior doors and hardware, and repainting*
 - *Upgrading of windows and exterior doors and re-roofing existing roofs*
5. **Construction phasing & project budget are presented.**
 - *Construction will take 18 – 24 months. Phasing of the project will allow the continued use of the existing facility during construction operations.*
 - *The total project budget is estimated to be \$22,850,000 if construction starts in 2012 and \$23,760,000 with a construction start in 2013.*

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Appendices

Appendix A1: Regulatory Requirements

Appendix A2: Outline Specifications for MVRHS Addition

Appendix A3: Engineering Reports on MVRHS Building

- Structural Engineering Report – *by Foley Buhl Roberts & Associates*
- Mechanical Engineering Report – *by Yeaton Associates*
- Electrical Engineering Report – *by C & M Engineering*

Appendix A4: Subsoil Investigation – *by John Turner Consulting*

Appendix A5: Traffic and Engineering Study – *by Transportation Systems Planning & Pathways Consulting*

(Appendices C through G of traffic report showing Level of Service Analyses are not included)