

Massachusetts School Building Authority

Project Summary: Bedford High School

July 20, 2009

Summary:

The Town of Bedford proceeded with the design and construction of additions and renovations to their existing High School during the legislatively mandated moratorium on school construction. The following is an analysis of the project (currently occupied, having achieved substantial completion and in the process of achieving final completion), a comparison to MSBA guidelines and observations and recommendations.

1. Enrollment
2. Space Summary
3. MSBA Reimbursement Rate Calculation
4. Project Time Line
5. Project Budget and Recommended Total Facilities Grant

Enrollment:

Design Enrollment for High School (9th – 12th): 853 Students

This translates into approximately an average of 213 students per grade, and an average of 21.3 class sizes on 10 classes/groups per grade.

Current Enrollment (2008-2009) is an average of 198 students per grade (total of 790 for grades 9-12). The District reports that their enrollment is stable.

The MSBA enrollment projection currently coincides with the average enrollment projection of the District (~195 students per grade).

Space Summary:

The design of the addition and renovated space differs from the MSBA space guidelines as follows:

- **Administrative /Guidance Space:** The District exceeded MSBA guidelines on Administrative space by approximately 4,991 square feet. Most of this space was newly built as part of the addition and therefore MSBA guidelines apply to this space overage and staff would recommend making a scope adjustment to reflect that this space is ineligible for reimbursement.
- **High School Classroom Size:** The District utilized most existing High School classrooms that average approximately 740 square feet. MSBA guidelines for new classroom square footages do not apply to renovated space.

- Vocational Space: The MSBA guidelines would allow for 12,800 square feet for Vocational and Vocational-type space. The District renovated their existing 11,294 square feet which includes their Technology labs, TV Studio, Family and Consumer Science and Early Childhood Center.
- The grossing factor of 1.6 implies some inefficiency in distribution, however, this can be mostly explained by the fact that a majority of the existing building was renovated, and there was a need for additional inside corridors to create a more efficient flow and access throughout the building.
- Overall, when comparing the District’s educational space template summary to MSBA guidelines for a new facility, the building would appear to be approximately 64,000 square feet over the MSBA guidelines. This can be explained given that the majority of the excess square footage relates to existing space that was renovated (*See attached MSBA Space Summary Template and Analysis*)

MSBA Reimbursement Rate Calculation:

(See attached MSBA Base Rate Calculation and Analysis Memo)

Project Time Line:

The planning for these renovations started in 2005. Construction started in April of 2006 prior to the close of the statement of interest process on July 31, 2007.

When the MSBA board voted to accept the project to review their Scope and Budget on November 2007, construction was halfway through their multi-phase construction period. The occupied addition/renovation relied on the use of modular classrooms during construction. Substantial completion was achieved in summer 2008. Final completion is anticipated for September 2009.

Project Budget, Rate and Recommended Total Facilities Grant:

Total project budget	\$50,242,041
Total Square Footage	187,800 (<i>existing that was renovated</i>) 40,926 (<i>total addition</i>) 228,726 (<i>total</i>)
Cost per Square Foot	\$198.31 (<i>renovation</i>) \$334.19 (<i>addition</i>) \$222.63 (<i>blended – addition/renovation</i>)
Square Footage in excess of MSBA Guidelines:	4,991 (newly built admin space)
Excess SQFT Adjustment to Budget:	\$1,111,146*

Categorically Ineligible Project Costs:

Modular Classrooms, Utilities, Legal:	\$1,709,501
Basis for Total Facilities Grant:	\$47,421,394
Reimbursement Rate:	47.79 % (<i>see rate calculation</i>)
Maximum Total Facilities Grant:	\$22,662,684

(note: This amount may be adjusted downward to account for ineligible project costs as determined during the MSBA Audit Process)

Ineligible Costs to Date: \$1,324,536**

(note: this is as of July 15,2009, additional costs may be deemed ineligible upon final audit):

* Recommended adjustment is based on excess square footage taken at the average blended (addition/renovation) cost per square foot.

** Includes costs submitted and not supported. This figure may be adjusted during the final audit process to reflect additional ineligible costs or to reverse ineligible costs with appropriate support.