

# Massachusetts School Building Authority

## Project Summary

### Manchester-Essex Regional Middle-High School

July 20, 2009

#### **Summary:**

Manchester-Essex Regional School District proceeded with the design and construction of a new Junior-Senior High School during the legislatively mandated moratorium on school construction. The following is an analysis of the project and 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 the Middle School: 321 Students

Design Enrollment for the High School: 429 Students

Combined Total Enrollment: 750 Students

(or approximately an average of 107 students per grade)

The project plan is to move the 6<sup>th</sup> grade from the Manchester Memorial Elementary School to the new Middle and High School.

Current Enrollment (2007-2008) is an average of 99 students per grade (total of 693 for grades 6-12). The District reports that they will have an enrollment of 800 (or 114 students per grade) for the upcoming school year (2009-2010).

The MSBA enrollment projection currently coincides with the average enrollment projection of the District (~107 students per grade).

#### **Space Summary:**

The design of the new building differs from the MSBA space guidelines as follows:

- Administrative Space: The district built approximately 2700 square feet of District Administrative Office in the school. This space is categorically ineligible for reimbursement.
- High School Classroom Size: most High School classrooms average of 700 square feet. The MSBA guidelines for these classrooms are 850 – 950 square feet. This is approximately 150 feet smaller than the minimum space guidelines.
- Middle School Classroom Size: most Middle School classrooms average approximately 890 square feet, which is within MSBA guidelines of 850 – 950 square feet.

- Middle School Team Areas: The District built common “Team” areas on each floor of the Middle School akin to the Ipswich “Kiva” spaces. This space totals approximately 3000 square feet.
- The actual grossing factor implies an efficient design and distribution, given that the current project has a 1.47 grossing factor while MSBA guidelines allow for a 1.51 factor in this case.

*(See attached MSBA Space Summary Template and Analysis)*

**MSBA Reimbursement Rate Calculation:**

**Base Rate:**

Manchester Essex Regional School District’s base rate is 31%, they receive no additional points from the statutory formula that looks at the local ability to pay (Income Wealth, Property Wealth and Free & Reduced Lunch).

**Incentive Points:**

Manchester Essex is eligible for 2% for meeting the Green School MACHPS guidelines.

Manchester Essex is eligible for 1% for Maintenance.

There are no other categories of Incentive Points that apply to the project.

**Summary:**

Base Rate:	31%
Incentives:	3%
Additional Points awarded to achieve statutory minimum:	6%
MSBA approved Reimbursement Rate:	40%

*(note: MGL C.70B has since been changed, there is no longer a 40% required minimum rate. This change in statute will not apply to this project, but will apply to future projects for the Manchester Essex Regional School District).*

*(See attached MSBA Base Rate Calculation Sheet)*

**Project Time Line:**

The District started site selection activities on February 2006 and programming and designing a new school in the summer of 2006. Bidding was underway in the spring of 2007 and Notice to Proceed was issued June 2007, 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 already underway. The Contractor’s current Substantial Completion target date is for August 30, 2009 and Move-in is scheduled to take place during the summer months of 2009.

The District is hoping to open school year 2009-2010 this September, with final completion scheduled for the Spring of 2010, given that demolition of the adjacent old school as well as remaining site work is scheduled to take place after the opening of the new building (and during the fall of 2009).

**Project Budget, Rate and Recommended Total Facilities Grant:**

Total project budget	\$49,445,903
Total Square Footage	163,720
Cost per Square Foot	\$302.01
Square Footage in excess of MSBA Guidelines:	2678 (District Admin Offices)
Excess SQFT Adjustment to Budget:	\$808,783*
Basis for Total Facilities Grant:	\$48,637,120
Reimbursement Rate:	40% ( <i>see rate calculation</i> )
Maximum Total Facilities Grant:	\$19,454,848

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

Ineligible Costs to Date: \$1,591,527 \*\*

*(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 for District Administrative Offices taken at the average cost per square foot.

\*\* Includes costs that are ineligible pursuant to MSBA regulations and guidelines. There may be additional ineligible costs related to ledge removal, turf fields, stadium and spectator amenities, other site related costs and other general project costs not yet detailed or submitted for reimbursement by the District.