

District: Danvers
School Name: Danvers High School
Recommended Category: Project Scope and Budget Agreement
Board Date: September 30, 2009

Recommendation

That the Executive Director is authorized to enter in to a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Danvers for the addition/renovation of the existing Danvers High School.

Background

Danvers High School was built in 1960 with an addition known as the “Dunn Wing” constructed in 1972. The Dunn Wing currently houses the Town’s temporary central offices and would be demolished as part of the preferred option, but would be used as swing space during construction. The existing Danvers High School is approximately 253,899 square feet, exclusive of the Dunn Wing. The current enrollment is 985 students. The District has identified a number of issues, including an outdated heating system, inefficient lighting systems, and many ADA compliance issues.

The MSBA Board of Directors originally categorized and approved Danvers High School as a repair project at the November 28, 2007 Board meeting. After meeting with the District and performing additional site visits, however, MSBA staff recommended that the Board of Directors, based on the problems identified, move Danvers High School to the feasibility study category.

Project Description

Based on an agreed-upon design enrollment of 1,000 students and a review of the Danvers educational program and existing building and site conditions, MSBA staff accepted the District’s recommendation for the renovation/addition of the Danvers High School resulting in a 249,792 square foot facility. The proposed project includes the renovation/reuse of approximately 160,000 square feet of the existing facility, and approximately 90,000 square feet of new construction. Approximately 20,000 square feet of the facility will be used for Town spaces such as Superintendent’s administration and maintenance facility and will be ineligible for reimbursement by the MSBA. On July 29, 2009, the MSBA Board voted to approve the Town of Danvers to proceed into schematic design for the addition/renovation of the Danvers High School.

Discussion

MSBA staff has reviewed the schematic drawings and specifications provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$83,063,992 which includes an estimated construction cost of \$63,752,234. Based upon a construction cost of \$235.00 per square foot plus the cost of demolition and building abatement, the basis of the Total Facilities Grant would be \$74,893,855 which excludes the cost of temporary swing space, any site work costs over 8% of the building construction costs and any FF&E costs over the allowance of \$2,400 per student. We understand that the District is incorporating a building maintenance storage facility space and district administration spaces into the facility. All costs associated with the maintenance storage space and administrative spaces are categorically ineligible for reimbursement by the MSBA and will be 100% borne by the District.

Danvers High School 1,000 Students 249,792 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$83,063,992.00	\$74,893,855.00
Project Cost per square foot	\$333.00	\$300.00
Total Construction Budget	\$63,752,234.00	\$58,650,205.00
Construction Cost per sq. ft.	\$255.00	\$235.00
Reimbursement Rate		56.11%
Maximum Total Facilities Grant		\$42,022,942.00

MSBA staff recommends that \$74,893,855.00 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the addition/renovation of the existing Danvers High School.