

District: Rockland
School Name: John W. Rogers Middle School
Recommended Category: Project Scope and Budget Agreement
Date: September 30, 2009

Recommendation:

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Rockland to build a new John W. Rogers Middle School and renovate the existing Rockland High School.

Background:

The District has three Elementary Schools, one Middle School and one High School. The John W. Rogers Middle School, the District's prioritized Statement of Interest (SOI), was built in 1928 as the Rockland High School. In 1956, the building was converted to a Middle School, which was further renovated in 1976. The main building of the existing John W. Rogers Middle School is approximately 71,495 square feet. The current enrollment for the middle school is 565 students and for the high school is 728 students. The District identified a number of building issues associated with the HVAC, electrical, and plumbing systems. In addition, the District identified problems with the building's structure citing collapsing plaster ceilings, water infiltration and the presence of mold. The District also believes that the a lack of handicapped accessibility throughout the building, as well as site constraints impeding pick-up and drop-off, pose safety concerns. Apart from the physical plant issues, the District identified programmatic deficiencies including undersized classrooms and a lack of specialized teaching spaces.

The District submitted two SOIs, one for the middle School and one for the high School, and has stated that its elementary schools have reached capacity. The Town of Rockland proposed to include in its feasibility study the possibility of solving multiple District problems in this project by:

- Restructuring the grades in the Elementary Schools to provide a K- 4 program and including the 5th grade in the Middle School; and
- Building a new Middle School adjacent to the existing High School and minimizing the gross square footage of the new Middle School by maximizing the number of shared spaces utilized by both the Middle and High schools.

Project Description

Based on an agreed upon design enrollment of 1,525 students, the MSBA and the District and their consultant team met several times to discuss the educational program, shared spaces and specific building and site requirements. Based upon this review, the MSBA Board of Directors approved on July 30, 2009 the Town of Rockland to proceed to schematic design for a new John

Rogers Middle School constructed adjacent to the existing high school to maximize the number of shared spaces utilized by both the middle and high schools and the renovation of the existing Rockland High School.

Discussion

MSBA staff reviewed the schematic drawings and specifications provided by the District and then met with Rockland and its consultants to discuss scope and budget. The District has provided a total project budget of \$86,201,449, which includes an estimated construction cost of \$66,525,788. The basis of the Total Facilities Grant is \$83,032,496 excluding ineligible site work costs and FF&E costs over the allowance of \$2,400 per student. This amount is based upon a construction cost of \$275 per square foot, plus the cost of demolition and eligible building abatement for the Middle School; and a construction cost of \$187 per square foot, which includes the cost of demolition and eligible abatement for the High School.

John Rogers MS/HS 1525 Students 109,500 sf-MS/ 163,670 sf-HS	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$86,201,449	\$83,032,496
Cost per square foot	MS - \$398/sf HS - \$260/sf	MS - \$377/sf HS - \$255/sf
Total Construction Budget	\$66,525,788	\$63,802,835
Cost per square foot	MS - \$304/sf HS - \$203/sf	MS - \$275/sf HS - \$187/sf
Reimbursement Rate		64.26%
Total Maximum Facilities Grant		\$53,356,682

MSBA staff recommends that \$83,032,496 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of a new John Rogers Middle School and the renovation of the existing High School in Rockland, MA.