

District: Wayland
School Name: Wayland High 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 Wayland for the construction of a new two-building Wayland High School and renovation of the existing Field House.

Background:

The Wayland High School, the District's prioritized Statement of Interest, consists of eight buildings: six of the buildings were constructed in 1959, the Math/English Building was constructed in 1965, and the Administration Building in 1971. The current enrollment is 888 students. The facilities total approximately 162,000 gross square feet. The District identified a number of building issues associated with the school, including aging HVAC, electrical, flooring, windows, roofs, and sewage disposal. In addition to the physical plant issues, the District identified programmatic deficiencies including overcrowding, undersized classrooms, and ADA compliance issues.

On November 28, 2007 the MSBA Board invited the District to conduct a feasibility study for the Wayland High School.

Project Description

The District performed a Feasibility Study, dated June 30, 2009, by HMFH Architects that determined that seven of the eight buildings in Wayland High School campus need to be replaced. The study stated that the existing Field House (the one building to be renovated) better served the needs of the District and that renovation would be more cost effective than construction of new health and physical educational facilities. The study recommended a two building facility and renovation of the existing field house.

Based on updated enrollment projections and staff's evaluation of the District's feasibility study and cost estimates, the MSBA Board of Directors, on July 29, 2009, approved the Town of Wayland to proceed into schematic design for the construction of a new two-building high school on the existing high school site to replace the current 8 building campus style Wayland High School and renovation of the existing Field House. The design enrollment for the new two-building high school is 900 students to house grades 9 to 12, for which the MSBA guidelines allow a total square footage of 171,000 sf.

Discussion

MSBA staff has reviewed the schematic drawings, specifications, and cost estimates provided by the District and have met with the District and its consultants to discuss scope and budget. The

District has provided a project budget of \$70,800,000 which includes an estimated construction cost of \$56,235,511. Based upon a construction cost of \$273 per square foot plus the cost of demolition and building abatement (excluding all costs associated with abatement of asbestos containing floor materials), the basis of the Total Facilities Grant is \$62,500,000, which excludes any site work costs over 8% of the building construction costs, any FF&E costs over the allowance of \$2,400 per student, and any costs associated with the wastewater treatment plant.

Wayland High School 900 Students 171,000 Square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$70,800,000	\$62,500,000
Project Cost per square foot	\$414/gsf	\$365/gsf
Total Construction Budget	\$56,235,511	\$48,641,578
Construction Cost per square foot	\$329/gsf	\$273/gsf
Reimbursement Rate		40%
Total Facilities Grant		\$25,000,000

MSBA staff recommends that \$62,500,000 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of the new two-building High School and renovation of the existing Field House in Wayland.