

District: Grafton
School Name: Grafton Memorial Senior High School
Recommended Category: Project Scope and Budget Agreement
Date: January 27, 2010

Recommendation:

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Grafton Public School District to build a new Grafton Memorial Senior High School.

Background:

Grafton Public Schools had a total 2008-2009 population of 2,880 students. The District has three elementary schools (PK-2, K-2 and 3-5), one middle school (6-8) and one high school (9-12). In 2008, Grafton submitted Statements of Interest (“SOI”) for the Grafton Senior High School and the Grafton Middle School.

The existing Grafton Memorial Senior High School is a 102,924 square foot facility which was constructed in 1962 following a California “Pavilion” style with three separate buildings connected by exterior covered walkways. This facility was renovated in 1995. The building is in good condition. The District cites existing and anticipated future overcrowding as their primary concerns, although some systems may require updating.

According to the District’s SOI, the High School’s capacity is 568 students. In 2008-2009, Grafton Memorial Senior High School had a total enrollment of 681 students. The District states that overcrowding has impacted all curriculum areas, and has begun to limit specialized program offerings. Science laboratories are undersized and two to three students are often assigned to a station designed for one. Vocational and life skills programs are difficult to provide as part of the SPED program. Guidance offices are small and lack conference space, making confidentiality an issue. Core spaces are also lacking with limited library space leaving little room for computers, and gym classes being conducted in hallways due to overflow. Throughout the building, hallways and stairwells are not wide enough to accommodate the volume of students during class transitions, making for unsafe and inefficient student passing.

On November 28, 2007, the MSBA Board of Directors voted to issue an invitation to the District to conduct a feasibility study for the Grafton Memorial Senior High School to identify and study possible solutions and, through a collaborative process with the MSBA, reach a mutually-agreed upon solution.

Discussion

Based on an agreed upon design enrollment of 900 students, the MSBA and the District and their consultant team met several times to discuss the educational program and specific building and site requirements. Based upon this review, the MSBA Board of Directors voted on September 30, 2009 to allow the Town of Grafton to proceed to schematic design for a new Grafton Memorial Senior High School on the existing site.

MSBA staff has reviewed the schematic design 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 project budget of \$72,437,020, which includes an estimated construction cost of \$57,444,991. Based upon a construction cost of \$275 per square foot, plus the cost of eligible building abatement, the basis of the Total Facilities Grant would be \$64,305,275, which excludes any site work costs over 8% of the building construction costs and FF&E costs over the allowance of \$2,400 per student. The District has included an alternate for an artificial turf football field. All costs associated with the proposed alternate are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District. (Total Alternates \$853,279)

Grafton Memorial High School 900 Students 186,351 sf	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$72,437,020	\$64,305,275
Cost per square foot	\$389	\$345
Total Construction Budget	\$57,444,991	\$51,246,525
Cost per square foot	\$308	\$275
Reimbursement Rate		56.89%
Total Maximum Facilities Grant		\$36,583,271

MSBA staff recommends that \$64,305,275 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 Grafton Memorial Senior High School in Grafton, MA.