

District: Natick  
School Name: Natick 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 Natick Public School District to build a new Natick High School as part of the MSBA's Model School program.

Background:

The Natick Public Schools consist of five elementary schools, two middle schools and one high school, which serve a student population of over 4,720 students. The District submitted one Statement of Interest, for Natick High School.

Natick High School was built in 1954 on a 23-acre site along the shore of Dug Pond, with an addition built in 1956. The school is 280,000 square feet and was originally designed to accommodate 1,225 students. The 2008 enrollment for the high school was 1,257 students. The school has academic wings enclosing two large open courtyards. The facility is worn and shows signs of deterioration. Systems are often down, there are termite problems, and there are a considerable number of leaks in the roof. The building systems are original and in need of replacement as they have reached the end of their useful life.

The most urgent issue is the heating and ventilation system. The original steam heating system and unit ventilators require constant repair and attention. The heating, ventilation, electrical, plumbing and water systems are outdated (50+ years old), and the roof is 20+ years old. These systems are obsolete and replacement parts are often unavailable. The District has identified educational program limits that include: 1950's era science labs; a building layout composed of three separate academic wings that prevent interdisciplinary education and cause staff fragmentation; doors to classrooms, corridors, and toilets that do not conform to ADA standards; and, multiple exterior doors that contribute to security issues.

Discussion

Based on an agreed upon design enrollment of 1,300 students, the MSBA, 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 approved on June 3, 2009 the Town of Natick to proceed into the Model School program.

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 total project budget of \$88,987,414, which includes an estimated construction cost of \$73,510,500. The basis of the Total Facilities Grant is \$82,016,562, 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. We acknowledge that the District has included alternates for an irrigation of the playing fields, artificial turf field at Memorial Field, running track at Memorial Field, maintenance facility, Memorial Field house toilet renovation, grand stands renovation, electrical and sanitary system repairs, and Memorial Field project design. Natick has also included space and equipment for the District's central technology administration. All costs associated with the proposed alternates presented with the proposed cost information and costs associated with the District's central technology administration, which are not included in the presented cost information, are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District. (Total Alternates \$2,685,500)

| Natick High School<br>1,300 Students<br>254,095 sf | District's Proposed<br>Total Project Budget | Basis of Total Facilities<br>Grant |
|--|---|------------------------------------|
| Total Project Budget:                              | \$88,987,414                                | \$82,016,562                       |
| Cost per square foot                               | \$350                                       | \$323                              |
| Total Construction Budget                          | *\$73,510,500                               | **\$68,289,648                     |
| Cost per square foot                               | \$289                                       | \$269                              |
| Reimbursement Rate                                 |   | 52.63%                             |
| Total Maximum Facilities Grant                     |   | \$43,165,316                       |

MSBA staff recommends that \$82,016,562 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 Natick High School in Natick, MA.

*\*Please note that the Total Construction Budget listed in this category includes the total proposed construction cost with mark-ups and sub-total for alternates, excluding construction contingency*

*\*\*Please note that the Total Construction Budget listed in this category includes the total proposed construction cost with mark-ups and excludes sub-total for alternates and ineligible construction costs.*