

District: Tewksbury
School Name: Memorial High School
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 Tewksbury to build a new Memorial High School under the MSBA's Model School Program.

Background:

The Tewksbury Schools include five elementary schools, two middle schools and one high school, which serve a population of over 4,400 students. The District submitted one Statement of Interest, for the Memorial High School.

The existing 182,800 square foot Tewksbury Memorial High School was built in 1959, with a renovation completed in 1981, and has a current enrollment of 1,065 students. The District identified a number of building issues associated with the major infrastructure systems within the building, including the aging condition of the main building constructed in 1959, and the hot water boiler plant (two boilers) has original equipment from 1959 (47 years old) with original pneumatic controls, circulation pumps, and related equipment. Although still operational, the boilers require constant maintenance and have proven to be very inefficient. The 1959 building has the original, single glazed non-thermally broken windows that result in significant heat loss and the building's roof has begun to leak.

In addition to the physical plant issues, the District identified programmatic deficiencies, including: overcrowding which causes a significant number of over-enrolled classes; outdated science labs that have limited space to conduct experiments and/or other laboratory activities and are too small to accommodate students, which limits programs offered by the high school; insufficient number of classrooms in all core subject areas; no dedicated SPED classrooms for small group work; and a cafeteria that is too small to accommodate the student population.

On January 28, 2009, the MSBA Board voted the Tewksbury Memorial High School to proceed into the Model School Pilot Program. MSBA staff met a number of times with the District to collaborate on a design enrollment agreeable to both the District and the MSBA, concluding that a design enrollment of 1,100 students would position the District to efficiently meet space capacity needs throughout projected future enrollment variations.

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 \$84,173,174 which includes an estimated construction cost of \$65,946,517. The basis of the Total Facilities Grant would be \$73,584,127, which excludes any site work costs over 8% of the building construction costs, ineligible hazardous material abatement costs, building costs associated with the District's Community Service Office and

Child Care Classroom (Fee for Service), and FF&E costs over the allowance of \$2,400 per student. The District has included alternates for a green roof, a storage building, exterior bleachers, sports field lighting, synthetic turf, and tennis courts, and the District understands that all costs associated with the proposed alternates are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District. (Alternates total \$2,116,499).

Tewksbury Memorial HS 1,100 Students 218,781 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$84,173,174	\$73,584,127
Cost per square foot	\$385/SF	\$336/SF
Total Construction Budget	\$65,946,517	\$59,616,490
Cost per square foot	\$301/SF	\$272/SF
Reimbursement Rate		60.06%
Total Maximum Facilities Grant		\$44,194,627

MSBA staff recommends that \$73,584,127 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the new Model School construction of the Memorial High School in Tewksbury.