

District: Leominster
School Name: Leominster Senior High School
Recommended Category: Project Scope & Budget
Date: May 26, 2010

Recommendation:

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Leominster for an addition/renovation at the existing Leominster Senior High School.

Background:

The District submitted two Statement of Interests (SOI), one for the Lincoln Elementary School, and one for the Senior High School. The Senior High School has been designated by the District as their priority project. Leominster Senior High School was built in 1963 and totals 287,000 square feet, which includes additions in 1978 and 1991 and the addition of two modular science and technology classes in 1998. The school serves grades 9-12, with a 2008-2009 total enrollment of 1,805 students, which includes 654 students who participate in the High School's vocational and technical education program.

The MSBA Board of Directors originally categorized and approved Leominster Senior High School as a repair project at the November 28, 2007 Board meeting, with the scope of the project concentrated on window replacement and HVAC system upgrades. Seeking to increase the quantity and quality of science rooms as well as include as many improvements to the facility's infrastructure as the City could afford, the City requested that the MSBA allow the scope of the feasibility study to expand to include options to address deficiencies related to the space devoted to science education and to create a menu of potential system improvements, including mandatory code upgrades and improved interior finishes.

On September 30, 2009, the MSBA Board of Directors approved staff's recommendation to invite the District to conduct a Feasibility Study for the Leominster Senior High School to identify and study possible solutions and, through a collaborative process with the MSBA to reach a mutually-agreed upon solution.

Discussion

Based upon an agreed design enrollment of 1,805 students for grades 9-12, the MSBA, the District, and the 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 March 31, 2010 to allow the City of Leominster to proceed into schematic design in which portions of the existing high school are replaced and much of the 1963 core building is to be renovated.

The District and its Designer have worked closely with the MSBA to further evaluate the proposed program and to examine what upgrades could be implemented within the existing science classroom/labs and support spaces to improve the long-term flexibility of these classrooms. This effort produced a modified design that includes renovations to three existing science classroom/labs, chemical preparation and storage areas, and the mitigation of lost daylighting associated with the new addition. The District and the MSBA believe the revised design improves educational spaces in a cost effective manner.

MSBA staff has received and reviewed the District’s schematic design submission and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$45,955,775, which includes an estimated construction cost of \$32,709,051. The basis of the Total Facilities Grant would be \$43,103,450, which excludes all costs associated with abatement of asbestos containing floor materials, swing space and moving. The District’s proposed budget for site costs are below 8% of the building construction costs, and FF&E costs are under the allowance of \$2,400 per student.

Leominster High School 1,805 Students 295,859 gross square feet	District’s Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$45,955,775	\$43,103,450
Project Cost per square foot	\$155 / SF	\$146 / SF
Total Construction Budget	\$32,709,051	\$32,181,726
Construction Cost per square foot*	\$111 / SF	\$109 / SF
Reimbursement Rate		72.01%
Total Facilities Grant		\$31,038,794

*Does not include Construction Contingency

MSBA staff recommends that \$43,103,450 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for an addition/renovation at the existing Leominster High School.