

District: Methuen  
School Name: Methuen High School  
Recommended Category: Project Scope and Budget Agreement  
Date: May 26, 2010

Recommendation:

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Methuen for the addition/renovation project at the existing Methuen High School.

Background:

The Methuen High School, the District's prioritized Statement of Interest, was designed and constructed in the early 1970's based on the "open classroom" concept. Methuen is one of the few remaining open-classroom facilities in the Commonwealth, as the open classroom design has been deemed unsuccessful. The 2009-2010 enrollment for the High School is 1,837 students. The facility totals approximately 342,000 gross square feet.

The District identified a number of building issues associated with the school in its Statement of Interest, including poor air quality and temperature control, severe lack of security capabilities due to the open-classroom atmosphere, outdated building systems such as fire protection, heating and ventilation, plumbing, and electrical, and the need for roof replacement. In addition to the physical plant issues, the District identified programmatic deficiencies including excessive and uncontrollable noise levels, lack of windows in teaching spaces, outdated science labs with inadequate storage and preparatory space and student circulation problems in the North and South wings,

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

Project Description

The MSBA Board voted on April 2, 2008 to allow the City of Methuen to proceed into schematic design for the addition/renovation of the Methuen High School on the existing site, for a design enrollment of 2,075 students for grades 9-12. On March 10, 2010, the City of Methuen and its team presented their project to the MSBA Facilities Assessment Subcommittee.

The District evaluated benefits and limitations of three conceptual alternatives, considered how each supported their upper and lower house based educational program, and performed a comparative cost evaluation to determine the most educationally appropriate and cost effective approach in renovating the existing facility. One alternative was built around a central gathering court, another incorporated a main street approach, and the third, the District's preferred alternative, bridged the academic spaces and central core spaces. The District is proposing to construct a 368,864 gross square foot facility that includes 263,771 gross square feet of renovation and 105,093 gross square feet of new construction.

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 \$99,063,617 which includes an estimated construction cost of \$74,917,204. The basis of the Total Facilities Grant would be \$94,036,463, which excludes project management costs in excess of 3.5% of construction costs and all costs associated with the abatement of asbestos-containing floor materials, swing space, moving, and FF& E costs over the allowance of \$2,400 per student. The District's proposed budget for site costs is below 8% of the building construction costs.

Methuen High School 2,075 Students 368,864 Square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$99,063,617	\$94,036,463
Project Cost per square foot	\$269/gsf	\$255/gsf
Total Construction Budget	\$74,917,204	\$74,738,948
Construction Cost per square foot	\$203/gsf	\$203/gsf
Reimbursement Rate		68.84%
Total Facilities Grant		\$64,734,701

MSBA staff recommends that \$94,036,463 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the addition/renovation of the existing Methuen High School.