

District: Uxbridge
 School Name: Uxbridge High School
 Recommended Category: Project Scope and Budget
 Date: July 28, 2010

Recommendation

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Uxbridge to build a new Uxbridge High School.

District Info	
District Name:	Town of Uxbridge
Elementary Schools:	1 – (Taft Elementary)
Middle Schools:	1 – (Whitin Middle School)
High Schools:	1 – (Uxbridge High School)
Priority School Name:	Uxbridge High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1937
Total Square Footage:	112,800
Additions:	1952, 1967, 1989, 1998
Acreage of Site:	20 acres on 39-acre town owed parcel which includes the Taft Elementary School
Building Issues:	<p>The existing facility fails to meet the enrollment needs and does not support the District’s educational program.</p> <p>Deficiencies include:</p> <ul style="list-style-type: none"> - Parts of the Mechanical/Electrical/Plumbing systems have exceeded their useful life. - There are significant ADA / handicapped accessibility deficiencies due to improper grades. - Due to building constraints, approximately 20 doors in the building do not open into a hallway per current building code requirements and will not permit proper lockdown in an emergency situation. Stairwells do not meet current building codes. - The cafeteria cannot effectively accommodate the number of student currently housed in the building due to the size and shape.
Original Design Capacity:	Unknown
2009-2010 Enrollment:	460
Agreed Upon Enrollment:	600
Enrollment Specifics	The District and the MSBA considered that 100 of the 250 Choice-out students would return.

MSBA Votes	
Invitation to Feasibility Study:	November 28, 2007

Preferred Schematic Authorization:	The MSBA Board voted on March 31, 2010 for the Town of Uxbridge to proceed into Schematic Design for the replacement of the Uxbridge High School with a new school at the Quaker Highway site.
Project Scope & Budget Authorization:	District is targeting July 28, 2010

Consultants	
Owner's Project Manager:	Joslin, Lesser & Associates
Designer:	Raymond Design Associates, Inc.

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 \$43,000,000 which includes an estimated construction cost of \$34,469,807. The basis of the Total Facilities Grant would be \$38,870,723, which excludes project management costs in excess of 3.5% of construction costs, ineligible costs associated with equipment for outdoor athletic facilities, and site costs in excess of 8% of the building construction costs.

Project Scope & Budget Agreement		
Design Enrollment: 600	District's Proposed	Basis of Total
Total Gross Square Feet: 123,000	Total Project Budget	Facilities Grant
Total Project Budget:	\$43,000,000	\$38,870,723
Project Cost per square foot:	\$349.59	\$316.02
Total Construction Budget:	\$34,469,807	\$30,465,757
Construction Cost per square foot:*	\$280.24	\$247.69
Reimbursement Rate:		56.53%
Conditional Reimbursement Rate:**		57.53%
Total Facilities Grant (based on 57.53%):		\$22,362,327

*Does not include Construction Contingency

**The District intends to seek approval from the Office of the Inspector General to utilize the Construction Manager at Risk Construction delivery method for this project. The Reimbursement Rate of 56.53% for the project shall be subject to an increase of up to one (1) incentive reimbursement point for a total of 57.53%, when the District receives approval from the Office of the Inspector General to utilize the Construction Manager at Risk construction delivery method.

MSBA staff recommends a maximum Total Facilities Grant of \$21,973,620 for the Project Scope and Budget Agreement and Project Funding Agreement for the new Uxbridge High School, and requests that the Board of Directors authorize an increase of the Total Facilities Grant to up to \$22,362,327 in the event that the Office of the Inspector General approves the District to utilize the Construction Manager at Risk Construction delivery method for this project.

MSBA Project Scope and Budget Reimbursement Rate Certification

Uxbridge High School	
<u>MSBA Reimbursement Rate Calculation</u>	
Base Points	31.00
Income Factor	6.32
Property Wealth Factor	16.21
Poverty Factor	-
Racial Desegregation Plan Approved prior to 6/30/2000	-
<i>Subtotal: Reimbursement Rate Before Incentives</i>	53.53
<u>Incentive Points</u>	
Maintenance (0-2)	1.00
CM @ Risk (0-1) *	-
Newly Formed Regional District (0-6)	-
Major Reconstruction or Reno/Reuse (0-5)	-
Overlay Zoning 40R & 40S (0-1)	-
Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures (0-0.5)	-
Energy Efficiency - "Green Schools" (0-2)	2.00
Model Schools (5)	-
Total Incentive Points	3.00
MSBA Reimbursement Rate	56.53

* The District's receipt of 1 additional incentive point in this category will be effective upon approval to proceed with CM@Risk methodology from the Office of the Inspector General.

In addition to the reimbursement rate identified in this certification, the District may be eligible for School Facility Maintenance Trust matching funds up to 1%, as defined in 963 CMR 2.18.

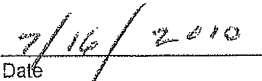
Certification

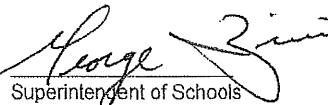
By signing this Project Scope and Budget Reimbursement Rate sheet, I hereby certify that I have read, understand, and accept the reimbursement rate and the incentive points set forth above, and I hereby acknowledge and agree on behalf of the Eligible Applicant that the above-stated reimbursement rate is the rate that will be used to calculate the maximum Total Facilities Grant for the proposed project, pursuant to Section 3 of the Project Scope and Budget Agreement.

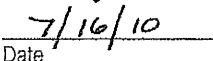

Local Chief Executive Officer


Date


School Committee Chair


Date


Superintendent of Schools


Date

Total Project Budget

Uxbridge Uxbridge High School			7/19/2010
TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
Feasibility Study Agreement			
<i>OPM Feasibility Study</i>	\$133,500		
<i>A&E Feasibility Study</i>	\$361,160		
<i>Env. & Site</i>			
<i>Other</i>	\$260		
Feasibility Study Agreement Subtotal	\$494,920	\$0	\$0
Administration			
Legal Fees			
Owner's Project Manager			
<i>Design Development</i>	\$53,000		
<i>Construction Contract Documents</i>	\$212,000		
<i>Bidding</i>	\$26,420		
<i>Construction Contract Administration</i>	\$837,000	\$125,227	
<i>Closeout</i>	\$69,750		
<i>Extra Services</i>			
<i>Reimbursable & Other Services</i>			
<i>Cost Estimates</i>			
Advertising	\$70,000		
Permitting			
Owner's Insurance			
Other Administrative Costs	\$5,000		
Administration Subtotal	\$1,273,170	\$125,227	\$0
Architecture and Engineering			
Basic Services			
<i>Design Development</i>	\$640,000		
<i>Construction Contract Documents</i>	\$1,115,000		
<i>Bidding</i>	\$80,000		
<i>Construction Contract Administration</i>	\$895,000		
<i>Closeout</i>	\$94,200		
<i>Other Basic Services</i>			
Reimbursable Services			
<i>Construction testing</i>			
<i>Printing (over minimum)</i>	\$35,000		
<i>Other Reimbursable Costs</i>			
<i>Hazardous Materials</i>			
<i>Geotech & Geo-Env.</i>	\$100,000		
<i>Site Survey</i>	\$50,000		
<i>Wetlands</i>	\$70,000		
<i>Traffic Studies</i>			
Architectural/Engineering Subtotal	\$3,079,200	\$0	\$0
CM & Risk Preconstruction Services			
<i>Pre-Construction Services</i>	\$100,000		
Site Acquisition			
<i>Land/Building Purchase</i>			
<i>Appraisal Fees</i>			
<i>Recording fees</i>			
Site Acquisition Subtotal	\$0	\$0	\$0

Total Project Budget

Uxbridge Uxbridge High School			7/19/2010
TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
Construction Costs			
SUBSTRUCTURE			
Foundations	\$1,243,192		
Basement Construction	\$302,721		
SHELL			
SuperStructure	\$2,836,451		
Exterior Closure	\$2,991,879		
Roofing	\$1,519,165		
INTERIORS			
Interior Construction	\$3,230,645		
Staircases	\$155,961		
Interior Finishes	\$1,556,690		
SERVICES			
Conveying Systems	\$81,500		
Plumbing	\$1,045,632		
HVAC	\$3,691,010		
Fire Protection	\$475,025		
Electrical	\$2,681,656		
EQUIPMENT & FURNISHINGS			
Equipment	\$1,161,446		
Furnishings	\$613,280		
SPECIAL CONSTRUCTION & DEMOLITION			
Special Construction			
Existing Building Demolition			
In-Bldg Hazardous Material Abatement			
Asbestos Cont'g Floor Mat'l Abatement			
Other Hazardous Material Abatement			
BUILDING SITEWORK			
Site Preparation	\$611,181		
Site Improvements	\$3,143,679		\$154,997
Site Civil/ Mechanical Utilities	\$941,723		
Site Electrical Utilities	\$338,200		
Other Site Construction	\$200,000		
Scope Excluded Site Cost		\$3,192,886	
Construction Trades Subtotal	\$28,821,036	\$3,192,886	\$154,997
Contingencies (Design and Pricing)	\$3,090,104	\$342,332	\$16,618
D/B/B Sub-Contractor Bonds	\$216,000	\$23,929	\$1,162
D/B/B Insurance	\$0	\$0	\$0
D/B/B General Conditions	\$1,400,000	\$155,096	\$7,529
D/B/B Overhead & Profit	\$0	\$0	\$0
GMP Insurance	\$464,000	\$51,403	\$2,495
GMP Fee	\$478,667	\$53,028	\$2,574
GMP Contingency	\$0	\$0	\$0
Escalation to Mid-Point of Construction	\$0	\$0	\$0

Total Project Budget

Uxbridge Uxbridge High School			7/19/2010
TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
Overall Excluded Construction Cost		\$0	
Construction Budget	\$34,469,807	\$3,818,675	\$185,376
Alternates			
Alternates Subtotal	\$0	\$0	\$0
<i>Const. Contingency</i>	\$1,723,490		
Miscellaneous Project Costs			
<i>Utility company Fees</i>			
<i>Testing Services</i>	\$100,000		
<i>Swing Space/Modulars</i>			
<i>Other Project Costs (Mailing & Moving)</i>	\$15,000		
Misc. Project Costs Subtotal	\$115,000	\$0	\$0
<i>Furnishings and Equipment</i>			
<i>Furnishings</i>	\$720,000		
<i>Equipment</i>			
<i>Computer Equipment</i>	\$720,000		
<i>Scope Excluded FFE Costs</i>			
FF&E Subtotal	\$1,440,000	\$0	\$0
<i>Owner's Contingency</i>			
<i>Owner's Contingency</i>	\$304,413		
<i>Soft Costs that exceed 20% of Const'n Cost</i>			
Total Project Budget	\$43,000,000	\$3,943,901	\$185,376
Alternates	\$0		
Ineligible cost	\$185,376		
Scope items excluded	\$3,943,901		
Estimated Basis of Total Facilities Grant	\$38,870,723		
Reimbursement Rate	56.53%		
Estimated Total Maximum Facilities Grant	\$21,973,620		
<p><small>*NOTE: This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Town of Uxbridge for the Uxbridge High School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be ineligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.</small></p>			