

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

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Wakefield to renovate existing classrooms and construct a 200-seat arts/auditorium.

District Info	
District Name:	Town of Wakefield
Elementary Schools:	4 – (Dolbeare, Greenwood, Walton, Woodville)
Middle Schools:	1 - (Galvin MS)
High Schools:	1 – (Wakefield High School)
Priority School Name:	Wakefield High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1960
Total Square Footage:	229,340
Additions:	1 addition in 1972: converted from a middle to a high school
Acreage of Site:	
Building Issues:	Major areas of work include HVAC systems, electrical panels, energy efficient lighting, energy efficient exterior windows, science and computer labs and interior finishes.
Original Design Capacity:	Not known
2009-2010 Enrollment:	968
Agreed Upon Enrollment:	N/A
Enrollment Specifics	N/A

MSBA Votes	
Invitation to Feasibility Study:	July 28, 2010
Preferred Schematic Authorization:	N/A
Project Scope & Budget Authorization:	July 28, 2010

Consultants	
Owner’s Project Manager:	N/A
Designer:	

Discussion

MSBA staff has reviewed the materials provided by the District to renovate existing classrooms and construct a 200-seat arts/auditorium and has discussed scope and budget with the District. The District has provided a total project budget of \$942,035. The Basis of the Total Facilities Grant would be \$392,302. MSBA staff recommends a maximum Total Facilities Grant of \$190,149 for the Project Scope and Budget Agreement and Project Funding Agreement.

Project Scope & Budget Agreement	
Total Project Budget:	\$942,035
Scope exclusions:	\$549,733
Basis of Total Facilities Grant:	\$392,302
Reimbursement Rate:	48.47%
Total Facilities Grant:	\$190,149

Total Project Budget

Wakefield Public Schools Memorial High School	Wakefield			7/21/2010
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>				
<i>A&E Feasibility Study</i>				
<i>Env. & Site</i>				
<i>Other</i>				
Feasibility Study Agreement Subtotal		\$27,354	\$27,354	\$0
Administration				
Legal Fees				
Owner's Project Manager				
<i>Design Development</i>				
<i>Construction Contract Documents</i>				
<i>Bidding</i>				
<i>Construction Contract Administration</i>				
<i>Closeout</i>				
<i>Extra Services</i>				
<i>Reimbursable & Other Services</i>				
<i>Cost Estimates</i>				
Advertising				
Permitting				
Owner's Insurance				
Other Administrative Costs				
Administration Subtotal		\$0	\$0	\$0
Architecture and Engineering				
Basic Services				
<i>Design Development</i>				
<i>Construction Contract Documents</i>				
<i>Bidding</i>				
<i>Construction Contract Administration</i>				
<i>Closeout</i>				
<i>Other Basic Services</i>				
Reimbursable Services				
<i>Construction testing</i>				
<i>Printing (over minimum)</i>				
<i>Other Reimbursable Costs</i>				
<i>Hazardous Materials</i>				
<i>Geotech & Geo-Env.</i>				
<i>Site Survey</i>				
<i>Wetlands</i>				
<i>Traffic Studies</i>				
Architectural/Engineering Subtotal		\$65,256	\$0	\$0
CM & Risk Preconstruction Services				
<i>Pre-Construction Services</i>				
<i>Site Acquisition</i>				
<i>Land/Building Purchase</i>				
<i>Appraisal Fees</i>				
<i>Recording fees</i>				
Site Acquisition Subtotal		\$0	\$0	\$0

Total Project Budget

Wakefield Public Schools Memorial High School	Wakefield			7/21/2010
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				
Basement Construction				
SHELL				
SuperStructure				
Exterior Closure				
Roofing				
INTERIORS				
Interior Construction		\$536,149		
Staircases				
Interior Finishes				
SERVICES				
Conveying Systems				
Plumbing				
HVAC		\$100,091		
Fire Protection				
Electrical		\$85,200		
EQUIPMENT & FURNISHINGS				
Equipment				
Furnishings				
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction				
Existing Building Demolition				
In-Bldg Hazardous Material Abatement				
Asbestos Cont'g Floor Mat'l Abatement		\$1,260	\$1,260.00	
Other Hazardous Material Abatement				
BUILDING SITEWORK				
Site Preparation				
Site Improvements				
Site Civil/ Mechanical Utilities				
Site Electrical Utilities				
Other Site Construction				
Scope Excluded Site Cost				
Construction Trades Subtotal		\$722,700	\$1,260	\$0
Contingencies (Design and Pricing)			0	0
D/B/B Sub-Contractor Bonds			0	0
D/B/B Insurance			0	0
D/B/B General Conditions			0	0
D/B/B Overhead & Profit			0	0
GMP Insurance			0	0
GMP Fee			0	0
GMP Contingency			0	0
Escalation to Mid-Point of Construction			0	0
Overall Excluded Construction Cost				

Total Project Budget

Wakefield Public Schools Memorial High School	Wakefield			7/21/2010
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 Budget	\$722,700	\$1,260	\$0	
Alternates				
Alternates Subtotal	\$0	\$0	\$0	
<i>Const. Contingency</i>				
Miscellaneous Project Costs				
<i>Utility company Fees</i>				
<i>Testing Services</i>				
<i>Swing Space/Modulars</i>				
<i>Other Project Costs (Mailing & Moving)</i>				
Misc. Project Costs Subtotal	\$0	\$0	\$0	
<i>Furnishings and Equipment</i>				
<i>Furnishings</i>	\$76,725			
<i>Equipment</i>	\$50,000			
<i>Computer Equipment</i>				
<i>Scope Excluded FFE Costs</i>				
FF&E Subtotal	\$126,725	\$0	\$0	
<i>Owner's Contingency</i>				
<i>Owner's Contingency</i>				
<i>Soft Costs that exceed 20% of Const'n Cost</i>				
Total Project Budget	\$942,035	\$28,614	\$0	
Alternates	\$0			
Ineligible cost	\$0			
Scope items excluded	\$28,614			
Contributions from other funding sources	\$521,119			
Estimated Basis of Total Facilities Grant	\$392,302			
Reimbursement Rate	48.47%			
Estimated Total Maximum Facilities Grant	\$190,149			
<p><small>*NOTE: This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Town of Wakefield for the Wakefield 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>				