

District: Adams-Cheshire
 School Name: Adams Memorial Middle School (Middle/High School)
 Recommended Category: Project Scope and Budget
 Date: September 29, 2010

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Adams-Cheshire Regional School District to renovate and build three additions to the Hoosac Valley Middle/High School for Grades 6 to 12.

District Info	
District Name:	Adams-Cheshire
Elementary Schools:	2 – Cheshire Elementary – C.T. Plunkett Elementary
Middle Schools:	1 – Adams Memorial – CLOSED in 2009
High Schools:	1 – Hoosac Valley High School
Priority School Name:	Adams Memorial Middle School
Type of School:	Middle School
Grades Served:	Current grades (none)
Year Opened:	Middle School 1952, Closed 2009; High School 1969
Total Square Footage:	Middle School 68,000; High School 158,126
Additions:	None
Acreage of Site:	Adams Memorial MS 13 acres; Hoosac Valley HS 71 acres
Building Issues:	The District identified a number of building issues with the Adams Memorial Middle School, including: <ul style="list-style-type: none"> - brick deterioration - roof damage - inadequate and outdated electrical and boiler systems - asbestos containing materials throughout building <p>Based on the District’s analysis of existing conditions, costs, schedule and impact to students, the Regional School District’s School Committee unanimously voted to consolidate all middle and high school students into the Hoosac Valley High School in the spring of 2009.</p>
Original Design Capacity:	Unknown for both schools
2009-2010 Enrollment:	808 (Grades 6-12)
Agreed Upon Enrollment:	805 for Preferred Option – Includes grades 6-12 in the Hoosac Valley High School.
Enrollment Specifics	The MSBA agreed to three enrollments to inform the feasibility study: <ul style="list-style-type: none"> Grades 6-8: 385 Grades 7-12: 650 Grades 6-12: 805 <p>Combining Adams MS student population with Hoosac</p>

	Valley High student population for a combined enrollment of 805 serving grades 6-12.
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MSBA Votes	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	On July 28, 2010, the Board voted to approve the Adams-Cheshire Regional School District to proceed into schematic design for the addition and renovation of the Hoosac Valley High School which incorporates the student population from the Adams Memorial Middle School as well as the 6 th grade from Cheshire previously housed in the Plunkett Elementary School. The proposed project would serve grades 6-12 in the Hoosac Valley Middle/High School
Project Scope & Budget Authorization:	September 29, 2010

Consultants	
Owner's Project Manager:	URS Corporation
Designer:	Tessier Associates

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 total project budget of \$40,561,257 which includes an estimated construction cost of \$30,075,221. The basis of the Total Facilities Grant would be \$36,038,192, which excludes costs associated with the solar water heating and photovoltaic systems, ineligible costs associated with abatement of asbestos-containing floor materials, and site costs in excess of 8% of the building construction costs.

Project Scope & Budget Agreement		
Design Enrollment: 805 Total Gross Square Feet: 173,999	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$40,561,257	\$36,038,192
Project Cost per square foot:	\$233	\$207
Total Construction Budget:	\$30,075,221	\$26,299,376
Construction Cost per square foot:*	\$173	\$151
Reimbursement Rate:		77.37%
Conditional Reimbursement Rate:**		78.37%
Maximum Total Facilities Grant: (Based on 78.37%)		\$28,243,131

*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 77.39% for the project shall be subject to an increase of up to one (1) incentive reimbursement point for a total of 78.39%, 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 \$27,882,749 for the Project Scope and Budget Agreement and Project Funding Agreement for the Hoosac Valley Middle/High School, and requests that the Board of Directors authorize an increase of the Total Facilities Grant to up to \$28,243,131 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.