

District: Medway  
 School Name: Medway Middle 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 Town of Medway for the proposed systems repair project at the Medway Middle School.

<b>District Info</b>	
District Name:	Town of Medway
Elementary Schools:	3 – Francis J Burke (PreK-K) – John D McGovern (1-2) – Memorial (3-4)
Middle Schools:	1 – Medway Middle (5-8)
High Schools:	1 – Medway High (9-12)
Priority School Name:	Medway Middle School
Type of School:	Middle School
Grades Served:	5-8
Year Opened:	1960
Total Square Footage:	88,350 (original) + 135,430 (addition) = 223,780 (total)
Additions:	1973 (two buildings) used as Medway MS/HS; 2004 converted to MS only
Acreage of Site:	35.2
Building Issues:	Deficiencies were noted on the following systems: - Structural - No sprinkler system - Plumbing - HVAC equipment and controls - Electrical - Fire alarm system - Intercom system - Windows - Elevator equipment
Original Design Capacity:	N/A
2009-2010 Enrollment:	842
Agreed Upon Enrollment:	800
Enrollment Specifics:	The design enrollment only documents the need for the facility to remain in service, and it supports the repair of the facility.

<b>MSBA Votes</b>	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	N/A
Project Scope & Budget Authorization:	September 29, 2010

<b>Consultants</b>	
Owner's Project Manager:	Compass Project Management, Inc.
Designer:	Knight, Bagge & Anderson, Inc.

### **Discussion**

Based on an evaluation of the information submitted by the District and its consultants, the proposed scope of the project consists of repairs and upgrades to multiple building systems including, Electrical, Technology/Security, HVAC, Windows, Flooring and Fire Suppression. The proposed scope of work includes work required to address deficiencies noted in the Statement of Interest and work needed to bring the facility into compliance with Massachusetts Architectural Access Board (MAAB) code requirements.

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 \$22,116,566 which includes an estimated construction cost of \$18,267,278. The basis of the Total Facilities Grant would be \$20,850,314, which excludes ineligible costs associated with abatement of asbestos containing floor materials, space associated with central administration areas, and legal fees.

<b>Project Scope &amp; Budget Agreement</b>		
Design Enrollment: 800	District's Proposed	Basis of Total
Total Gross Square Feet: 216,820	Total Project Budget	Facilities Grant
Total Project Budget:	\$22,116,566	\$20,850,314
Project Cost per square foot:	\$102	\$96
Total Construction Budget:	\$18,267,278	\$17,169,906
Construction Cost per square foot:*	\$84	\$79
Reimbursement Rate:	50.79%	
Maximum Total Facilities Grant:	\$10,589,875	

\*Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of \$10,589,875 for the Project Scope and Budget Agreement and Project Funding Agreement for the proposed systems repair project at the Medway Middle School.