

District: Concord-Carlisle Regional School District  
 School Name: Concord-Carlisle High School  
 Recommended Category: Project Scope and Budget  
 Date: September 21, 2011

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Concord-Carlisle Regional School District to replace the existing school with the construction of a new Concord-Carlisle High School on the existing site.

<b>District Information</b>	
District Name	Concord-Carlisle Regional School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Concord-Carlisle High School (9-12)
Priority School Name	Concord-Carlisle High School
Type of School	High School
Grades Served	9-12
Year Opened	1961
Total Square Footage	233,800
Additions	Facilities added; renovations in 1964 and 1973; and building envelope reconstruction to portions of the facility in 1992
Acreage of Site	90 acres
Building Issues	<p>The District noted deficiencies in the following areas:</p> <ul style="list-style-type: none"> <li>- Envelope</li> <li>- Structural (seismic upgrades needed)</li> <li>- Mechanical Systems</li> <li>- Electrical Systems</li> <li>- Plumbing Systems</li> <li>- Fire Protection Systems</li> <li>- Security Systems</li> <li>- Roof</li> <li>- Accessibility</li> </ul> <p>In addition to the physical plant issues, the District reported overcrowding and that the sprawling facility does not support its educational plan.</p>
Original Design Capacity	Unknown
2010-2011 Enrollment	1,208
Agreed Upon Enrollment	1,225
Enrollment Specifics	The District and MSBA have mutually agreed to a design enrollment of 1,225 students serving grades 9-12.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study for Repair	September 30, 2009
Invitation to Feasibility Study	September 29, 2010
Preferred Schematic Authorization	July 27, 2011
Project Scope & Budget Authorization	September 28, 2011

<b>Consultants</b>	
Owner's Project Manager	KV Associates, Inc.
Designer	OMR Architects, Inc.

## Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$92,578,524, which includes an estimated construction cost of \$71,365,015. The basis of the Total Facilities Grant would be \$80,891,231, which excludes legal fees, costs associated with abatement of asbestos containing floor material, site costs that exceed 8% of direct building costs, construction costs above \$275 per square foot, swing space, costs associated with mailing and moving, and costs associated with the alternate gym, including the associated OPM and designer fees. The District's proposed alternate gym, if utilized, is categorically ineligible for reimbursement by the MSBA and would be borne 100% by the District.

<b>Project Scope &amp; Budget Agreement</b>		
Design Enrollment: 1,225 Total Eligible Gross Square Feet: 219,871	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$92,578,524	\$80,891,231
Project Cost per square foot	\$421	\$368
Total Construction Budget	\$71,365,015	\$63,934,776
Construction Cost per square foot*	\$325	\$291
Reimbursement Rate**		34.58%
Total Facilities Grant (based on 34.58%)		\$27,972,188
Conditional Reimbursement Rate with CM-at-Risk Approval**		35.58%
Total Facilities Grant (based on 35.58%)		\$28,781,100

\* Does not include construction contingency

\*\* The reimbursement rate of 34.58% for the project shall be subject to an increase of up to one (1) incentive reimbursement point for a total of 35.58%, if the District receives final approval to utilize the Construction Manager-at-Risk construction delivery method.

MSBA staff recommend a Total Facilities Grant of \$27,972,188 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing school with the construction of a new Concord-Carlisle High School on the existing site and requests that the Board of Directors authorize the Executive Director to increase the Total Facilities Grant to a maximum of

\$28,781,100 in the event that the District receives final approval from the state's Inspector General to utilize the Construction Manager-at-Risk construction delivery method for this project.