

District: Ayer Shirley Regional School District
 School Name: Ayer Shirley Regional High School
 Recommended Category: Project Scope and Budget
 Date: September 26, 2012

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Ayer Shirley Regional School District for an addition and renovation project at the Ayer Shirley Regional High School.

District Information	
District Name	Ayer Shirley Regional School District
Elementary School(s)	Lura A. White Elementary School (PK-5) Page Hilltop Elementary School (PK-5)
Middle School(s)	Ayer Shirley Regional Middle School (6-8)
High School(s)	Ayer Shirley Regional High School (9-12)
Priority School Name	Ayer Shirley Regional High School
Type of School	Regional High School
Grades Served	9-12
Year Opened	1963
Total Square Footage	145,583
Additions	N/A
Acreage of Site	55 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Windows - Accessibility
Original Design Capacity	Unknown
2011-2012 Enrollment	307
Agreed Upon Enrollment	495
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 495 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	November 18, 2009
Preferred Schematic Authorization	June 6, 2012
Project Scope & Budget Authorization	On October 3, 2012 Board agenda
Reimbursement Rate Before Incentives	56.89%

MSBA Board Votes	
Incentive Points	1.15 – Maintenance 1.00 – CM @ Risk – Approved on May 2, 2012 6.00 – Newly Formed Regional School District 3.21 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	70.25%

¹ The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for energy efficiency, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager	Dore & Whittier Management Partners, LLC
Designer	Symmes Maini & McKee Associates

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 \$56,543,765, which includes an estimated construction cost of \$44,372,576 (\$308/sf). The basis of the estimated maximum Total Facilities Grant would be \$49,717,714, which excludes: legal fees, portions of the auditorium renovation cost and associated OPM and designer fees, costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, Alternate No. 1 for a storage shed, costs associated with mailing and moving, owner’s and construction contingency costs, and FF&E costs above \$2,400/student.

Project Scope and Budget Agreement	
Enrollment: 495 Total Square Feet: 144,072	District’s Proposed Project Budget
Project Budget ¹	\$53,343,765
Scope Exclusions/Ineligible Costs	\$3,626,051
Estimated Basis of Total Facilities Grant	\$49,717,714
Reimbursement Rate	70.25%
Estimated Maximum Total Facilities Grant ²	\$34,926,694
Potentially eligible owner’s and construction contingencies	\$3,200,000
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$2,248,000
Total Project Budget	\$56,543,765
Maximum Total Facilities Grant ³	\$37,174,694

¹ Does not include owner’s or construction contingencies.

² Does not include any grant funds for potentially eligible owner’s or construction contingency expenditures; subject to MSBA review and audit.

³ *Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.*

MSBA staff recommends an estimated maximum Total Facilities Grant of \$34,926,694; however, the District may be eligible for up to an additional \$2,248,000 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a maximum Total Facilities Grant of \$37,174,694 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Ayer Shirley Regional High School.