

District: Greater Lowell Regional Vocational Technical School District
 School Name: Greater Lowell Technical 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 Greater Lowell Regional Vocational Technical School District for a major repair project at the Greater Lowell Technical High School.

District Information	
District Name	Greater Lowell Regional Vocational Technical School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Greater Lowell Technical High School
Priority School Name	Greater Lowell Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1974
Total Square Footage	482,954
Additions	N/A
Acreage of Site	75 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Roof - Accessibility <p>In addition to the physical plant issues, the District has indicated insufficient cafeteria space and space associated with the delivery of its science curriculum.</p>
Original Design Capacity	Unknown
2011-2012 Enrollment	2,116
Agreed Upon Enrollment	1,990
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,990 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	July 29, 2009
Re-categorization to Feasibility Study for a Potential Major Repair	March 30, 2011
Preferred Schematic Authorization	July 25, 2012
Project Scope & Budget Authorization	On October 3, 2012 Board agenda
Reimbursement Rate	76.84%

Consultants	
Owner's Project Manager	Heery International, Inc. (through Schematic Design)
Designer	Knight, Bagge & Anderson, 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 \$65,310,211, which includes an estimated construction cost of \$53,165,631 (\$105/sf). The estimated basis of the Total Facilities Grant would be \$61,926,929, which excludes financing costs and costs associated with owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 1,990 Total Square Feet: 505,766	District's Proposed Project Budget
Project Budget ¹	\$62,051,929
Scope Exclusions/Ineligible Costs	\$125,000
Estimated Basis of Total Facilities Grant	\$61,926,929
Reimbursement Rate	76.84 %
Estimated Maximum Total Facilities Grant ²	\$47,584,652
Potentially eligible owner's and construction contingencies	\$3,258,282
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$2,503,664
Total Project Budget	\$65,310,211
Maximum Total Facilities Grant ³	\$50,088,316

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.

Based on the information that the MSBA has received from the Greater Lowell Regional Vocational Technical School District, staff recommends that the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Greater Lowell Regional Vocational Technical School District for a major repair at the Greater Lowell Technical High School, subject to the following conditions and limitations:

- The District has determined that it will not continue the services of its originally procured Owner's Project Manager beyond Schematic Design into the next phases of the project.
- The District has included an estimated budget for a future Owner's Project Manager. If the fee of the procured Owner's Project Manager exceeds the budgeted amount, the overage will be the full responsibility of the District and shall not be eligible for reimbursement.
- The District will be required to secure the services of an Owner's Project Manager within 120 days of approval by the MSBA Board of Directors to proceed with a Project Scope and Budget Agreement.

MSBA staff recommends an estimated maximum Total Facilities Grant of \$47,584,652. However, the District may be eligible for up to an additional \$2,503,664 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 \$50,088,316 for the Project Scope and Budget Agreement and Project Funding Agreement for a major repair project at the Greater Lowell Technical High School.