

District: Town of North Attleborough  
 School Name: North Attleborough High School  
 Recommended Category: Project Funding Agreement  
 Science Lab Initiative  
 Date: November 7, 2012

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of North Attleborough to renovate 12 science labs and seven relocated classrooms and install a new fire alarm system at the North Attleborough High School.

<b>District Information</b>	
District Name	Town of North Attleborough
Elementary School(s)	Allen Avenue School (K-4) Amvet Boulevard School (K-5) Community School (K-5) Falls Elementary School (K-5) Joseph W. Martin Junior Elementary School (K-5) North Attleborough Early Learning Center (PK) Roosevelt Avenue Elementary School (K-5)
Middle School(s)	North Attleborough Middle School (6-8)
High School(s)	North Attleborough High School (9-12)

<b>School Information</b>	
School Name	North Attleborough High School
Type of School	High School
Grades Served	9-12
Year Opened	1973
Existing Building Square Footage	175,000
Building Issues	The District identified deficiencies in the following areas: – Outdated Science Labs
2011- 2012 Enrollment	1,209
Enrollment Specifics	N/A

<b>MSBA Votes</b>	
Invited into Science Lab Initiative Program	June 6, 2012
Project Funding Agreement Authorization	On November 14, 2012 Board agenda

<b>Consultants</b>	
Owner’s Project Manager	Skanska USA Building, Inc.
Designer	Kaestle Boos Associates, Inc.

## Discussion

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. The scope of work in each option listed below is limited to conform to a budget established by the District, resulting in identical estimated project costs. The preferred option was selected based on the preferred plan configuration. The following is a list of the preliminary alternatives considered.

Option	Description of Options	Estimated Project Cost
1A	Enlarge and renovate second floor spaces dedicated to science department to create 12 new science labs and support spaces (one central prep room serves five of the labs). Relocate and consolidate all displaced math classrooms to a common location on the first floor.	\$6,000,000
1B	Same as option 1A; except each pair of labs share a prep room.	\$6,000,000
2A	Same as option 1A; math classrooms are relocated to the first floor although in various locations (not consolidated).	\$6,000,000
2B	Same as option 1B; math classrooms are relocated to the first floor although in various locations (not consolidated).	\$6,000,000
<b>C**</b>	<b><i>Hybrid of options 1A &amp; 1B; four pairs of labs share a prep room, remaining labs share common prep room space.</i></b>	<b>\$6,000,000</b>

\*\* Preferred option

MSBA staff reviewed the existing conditions analysis and proposed schedule provided by the District and discussed the scope and budget with the District and its consultants.

- The District has provided a Total Project Budget of \$6,152,311 for the North Attleborough High School project, which includes an estimated construction cost of \$4,650,000. Construction costs include:
  - Renovation of 12 science labs and support spaces on the second floor;
  - Renovation of seven classrooms for math classrooms relocated to the first floor;
  - Installation of acid waste neutralization system; and
  - Updates, as required, to further relocate Special Education and TV studio.

The basis of the Total Facilities Grant would be \$5,706,539 for the North Attleborough High School, which excludes ineligible costs associated with abatement of asbestos-containing floor materials. The project budget breakdown is shown in the following table:

Project Scope and Budget Agreement	
Enrollment: 1,209	District's Proposed Project Budget
Total Square Feet: 175,000	
Project Budget <sup>1</sup>	\$5,852,311

Scope Exclusions/Ineligible Costs	\$145,772
Estimated Basis of Total Facilities Grant	\$5,706,539
Reimbursement Rate	52.06%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$2,970,824
Potentially eligible owner's and construction contingencies	\$300,000
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$156,180
Total Project Budget	\$6,152,311
Maximum Total Facilities Grant <sup>3</sup>	\$3,127,004

<sup>1</sup> Does not include owner's or construction contingencies.

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

<sup>3</sup> 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 a maximum Total Facilities Grant for this project in the amount of \$3,127,004 for the Project Funding Agreement with the Town of North Attleborough. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.