

District: Southern Worcester County Regional Vocational School District
 School Name: Bay Path Regional Vocational Technical High School
 Recommended Category: Project Scope and Budget
 Date: January 18, 2012

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Southern Worcester County Regional Vocational School District for an addition and renovation project at the Bay Path Regional Vocational Technical High School. The District includes a total of ten (10) member communities, including the towns of Auburn, Charlton, Dudley, North Brookfield, Oxford, Paxton, Rutland, Southbridge, Spencer, and Webster, and requests an extension of up to 100 days beyond the 120 day deadline, to September 1, 2012, in order to accommodate anticipated town meeting schedules.

District Information	
District Name	Southern Worcester County Regional Vocational School District
Elementary School(s)	None
Middle School(s)	None
High School(s)	Bay Path Regional Vocational Technical High School (9-12)
Priority School Name	Bay Path Regional Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1972
Total Square Footage	198,000
Additions	None
Acreage of Site	91 acres
Building Issues	The District noted deficiencies in the following areas: - Windows and doors - Building envelope - Electrical systems - Life safety systems - Mechanical systems - Accessibility In addition to the physical plant issues, the District reported severe overcrowding and antiquated science labs.
Original Design Capacity	330-340 (estimate from District)
2010-2011 Enrollment	1,077
Agreed Upon Enrollment	1,110
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,110 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	July 29, 2009

Preferred Schematic Authorizations	July 28, 2011
Project Scope & Budget Authorization	January 25, 2012
Reimbursement Rate Before Incentive Points	59.16%
Incentive Points	- Maintenance: 1.3 - CM@Risk: 1.00 - Major reconstruction or renovation/reuse: 3.95 - Energy efficiency – “Green Schools”: 2.00
Total Reimbursement Rate*	67.41%

** The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project and one (1) incentive reimbursement point contingent on the District receiving final approval to utilize the Construction Manager at Risk construction delivery method. If the MSBA determines that the District does not meet the requirements for the energy efficiency points and/or does not utilize the Construction Manager at Risk construction delivery method, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner’s Project Manager	Heery International, Inc.
Designer	Kaestle Boos Associates, Inc.

Discussion

The District has proposed a two-story addition/renovation option which includes a major two-story addition to the front of the building and a single-story addition to the northeast side of the building. This option relocates general classroom spaces and “related” rooms to the building’s hexagonal core and reclaims the wings for shop space. Natural light will be brought into the upper level core area through an enclosed atrium, and light tubes will bring natural light to the main level core area. The two-story addition to the front of the building will support the required educational program by adding general use classrooms, science rooms, and shops. The scope also includes upgrades to the site and multiple building systems, including roof, electrical, lighting, technology/security, HVAC, windows/doors, façade, plumbing systems, life safety systems, and fire suppression, as well as work required to bring the facility into compliance with both Massachusetts Architectural Access Board and American with Disabilities Act code requirements. The District also has proposed early construction work associated with upgrades to an existing dust collection system and the construction of new welding booths to address safety concerns.

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 \$73,722,405, which includes an estimated construction cost of \$58,201,331. The basis of the estimated maximum Total Facilities Grant would be \$66,029,041, which excludes OPM fees in excess of 3.5% of construction costs, Designer fees associated with construction cost for ineligible site work and space for district offices, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, costs associated with swing space, costs associated with mailing and moving, any ineligible site work or any work associated with the district offices, and owner’s and construction contingency costs.

Project Scope & Budget Agreement		
Design Enrollment: 1,110 Total Gross Square Feet: 249,521 Renovation of Existing: 197,063 New Construction: 52,458	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$73,722,405	\$66,029,041
Project Cost per square foot	\$295	\$265
Total Construction Budget	\$58,201,331	\$55,735,515
Construction Cost per square foot*	\$233	\$223
Reimbursement Rate	67.41%	
Estimated Maximum Total Facilities Grant**	\$44,510,177	
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$2,972,826	
Maximum Total Facilities Grant***	\$47,483,003	

* Does not include construction contingency

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

*** 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 \$44,510,177; however, the District may be eligible for up to an additional \$2,972,826 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 \$47,483,003 for the Project Scope and Budget Agreement and Project Funding Agreement for the addition and renovation at the Bay Path Regional Vocational Technical High School. The MSBA will determine the final Total Facilities Grant amount based on its audit of all project expenditures.