

District: Town of Franklin
 School Name: Franklin 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 Town of Franklin to replace the existing high school facility with a new Franklin High School on the existing site, as part of the MSBA’s Model School Program.

District Information	
District Name	Town of Franklin
Elementary School(s)	O’Regan Early Childhood Development Center (PK) Davis Thayer Elementary School (K-5) Helen Keller Elementary School (K-5) John F. Kennedy Elementary School (K-5) Jefferson Elementary School (K-5) Oak Street Elementary School (K-5) Gerald M. Parmenter Elementary School (K-5)
Middle School(s)	Annie Sullivan Middle School (6-8) Horace Mann Middle School (6-8) Remington Middle School (6-8)
High School(s)	Franklin High School (9-12)
Priority School Name	Franklin High School
Type of School	High School
Grades Served	9-12
Year Opened	1971
Total Square Footage	327,000
Additions	none
Acreage of Site	71 acres
Building Issues	The District noted deficiencies in the following areas: - Roofing system - Building envelope and doors - Electrical systems - Mechanical and HVAC systems - Accessibility In addition to the physical plant issues, the District reported overcrowding.
Original Design Capacity	2,000
2010-2011 Enrollment	1,633
Agreed Upon Enrollment	1,650
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,650 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	June 3, 2009
Preferred Schematic Authorizations	July 27, 2011
Project Scope & Budget Authorization	January 25, 2012
Reimbursement Rate Before Incentives	50.79%
Incentive Points	- Maintenance: 1.73 - Energy efficiency – “Green Schools”: 2.00 - Model School: 5.00
Total Reimbursement Rate*	59.52%

* 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 MSBA determines that the District does not meet the requirements for the energy efficiency points, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager	Daedalus Projects, Inc.
Designer	Ai3 Architects, LLC

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 \$104,649,876, which includes an estimated construction cost of \$87,914,728. The basis of the estimated maximum Total Facilities Grant would be \$91,663,992, which excludes designer fees in excess of 4% of estimated construction, costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of estimated building cost, costs associated with mailing and moving, FFE costs over the allowance of \$2,400 per student, and owner’s and construction contingency costs.

Project Scope & Budget Agreement		
	District’s Proposed Total Project Budget	Basis of Total Facilities Grant
Design Enrollment: 1,650 Total Gross Square Feet: 306,543		
Total Project Budget	\$104,649,876	\$91,663,992
Project Cost per square foot	\$341	\$299
Total Construction Budget	\$87,914,728	\$81,368,548
Construction Cost per square foot*	\$287	\$265
Reimbursement Rate	59.52%	
Estimated Maximum Total Facilities Grant**	\$54,558,408	
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$2,688,274	

Project Scope & Budget Agreement		
Design Enrollment: 1,650	District's Proposed	Basis of Total Facilities
Total Gross Square Feet: 306,543	Total Project Budget	Grant
Maximum Total Facilities Grant***	\$57,246,682	

** 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 \$54,558,408; however, the District may be eligible for up to an additional \$2,688,274 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 \$57,246,682 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing facility with the construction of a new grade 9-12 Franklin High School on the existing site as part of the MSBA's Model School Program. The MSBA will determine the final Total Facilities Grant amount based on its audit of all project expenditures.