

District: Town of North Reading  
 School Name: North Reading Middle-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 North Reading for an addition and renovation project at the Middle School to create a new, integrated Middle-High School serving grades 6-12 that would replace the existing High School.

<b>District Information</b>	
District Name	Town of North Reading
Elementary School(s)	E. Ethel Little Elementary School (PK-5) J. Turner Hood Elementary School (PK-5) L.D. Batchelder Elementary School (K-5)
Middle School	North Reading Middle School (6-8)
High School	North Reading High School (9-12)
Priority School Name	North Reading High School
Type of School	High School
Grades Served	9-12
Year Opened	1955
Total Square Footage	110,000
Additions	Two 850 sf modular classrooms added in 2003 and six 900 sf modular classrooms added in 2004
Acreage of Site	42.5 acres
Building Issues	The District noted the following deficiencies in both the High School and the Middle School: <ul style="list-style-type: none"> <li>- Envelope</li> <li>- Interior and exterior doors</li> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Roof</li> <li>- Accessibility</li> </ul> The District reported the following additional deficiencies in the High School: <ul style="list-style-type: none"> <li>- Plumbing systems</li> <li>- Life safety systems</li> </ul> In addition to physical plant issues, the District reported overcrowding and that the facilities do not support its educational program.
Original Design Capacity	Unknown. In 1989, the High School was renovated based on a design enrollment of 540 students.
2010-2011 Enrollment	Middle School: 622 High School: 708
Agreed Upon Enrollment	Agreed upon enrollment for grades 9-12: 740 Agreed upon enrollment for grades 6-12: 1,370

<b>District Information</b>	
Enrollment Specifics	The District has signed a Design Enrollment Certification for a design enrollment of 1,370 students for a grade 6-12 facility.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	November 18, 2009
Preferred Schematic Authorization	September 28, 2011
Project Scope & Budget Authorization	January 25, 2012
Reimbursement Rate Before Incentive Points	45.11%
Incentive Points	- Maintenance: 1.91 - CM@Risk: 1.00 - Major reconstruction or renovation/reuse: 1.47 - Energy efficiency – “Green Schools”: 2.00
Total Reimbursement Rate*	51.49%

*\* 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.*

<b>Consultants</b>	
Owner’s Project Manager	PMA Consultants, LLC
Designer	Dore & Whittier Architects, 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 \$107,727,074, which includes an estimated construction cost of \$86,315,287. The basis of the estimated maximum Total Facilities Grant would be \$47,112,775 which excludes legal fees, ineligible administrative costs, designer fees in excess of 10% of estimated construction costs, designer fees and construction costs associated with ineligible central administration space and fields, costs associated with abatement of asbestos-containing floor materials, design and construction costs associated with an ineligible wastewater treatment plant, site costs in excess of 8% of estimated building cost, owner’s and construction contingency costs, and costs associated with mailing and moving.

<b>Project Scope &amp; Budget Agreement</b>		
Design Enrollment: 775 Total Gross Square Feet: 136,410	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$107,727,074	\$91,498,884
Project Cost per square foot	\$402	\$341
Total Construction Budget	\$86,315,287	\$76,263,361
Construction Cost per square foot*	\$322	\$285
Reimbursement Rate	51.49%	
Estimated Maximum Total Facilities Grant**	\$47,112,775	
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$2,210,347	
Maximum Total Facilities Grant***	\$49,323,123	

\* 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 \$47,112,775; however, the District may be eligible for up to an additional \$2,210,347 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 \$49,323,123 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Middle School to create a new, integrated Middle-High School serving grades 6-12 that would replace the existing High School.