

District: Town of Greenfield
 School Name: Greenfield High School
 Recommended Category: Project Scope and Budget
 Date: March 21, 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 Greenfield to replace the existing Greenfield High School with the construction of a new high school and renovation of the existing auditorium, on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s updated preferred solution to replace the existing high school facility with a new Greenfield High School on the existing site.

District Information	
District Name	Town of Greenfield
Elementary School(s)	The Academy of Early Learning at North Parish (PK) Federal Street Elementary School (K-4) Discovery School at Four Corners (K-4) Massachusetts Virtual Academy at Greenfield (K-8) Newton Elementary School (K-3)
Middle School(s)	Greenfield Middle School (5-7)
High School(s)	Greenfield High School (8-12)
Priority School Name	Greenfield High School
Type of School	High School
Grades Served	8-12
Year Opened	1957
Total Square Footage	166,740
Additions	1975 addition of math classroom addition; 1978 addition of auxiliary gym, band/choral, and single-story science wing, and library expansion
Acreage of Site	22 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Windows - Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Approximately 1,000
2011-2012 Enrollment	478
Agreed Upon Enrollment	585, including the District’s “Poet Seat” program
Enrollment Specifics	The District and the MSBA mutually agreed upon a design enrollment of 555 grade 8-12 students with an additional “Poet Seat” enrollment of 30 students for a total design enrollment of 585 students.

MSBA Board Votes	
Invitation to Feasibility Study for a Potential Repair	September 30, 2009
Re-categorization to Feasibility Study	July 27, 2011
Preferred Schematic Authorization	November 16, 2011 (Conditional Authorization for Renovation)
Project Scope and Budget Authorization	March 28, 2012
Reimbursement Rate Before Incentives	78.95%
Incentive Points	1.20 – Maintenance 1.00 – CM @ Risk 0.40 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools”
Total Reimbursement Rate*	The project is subject to the statutory maximum reimbursement rate of 80.00%.

** The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. The MSBA also has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If, however, the District does not qualify for these incentive points, its reimbursement rate of 80% will not be affected because it already reaches the maximum rate of 80% with the addition of the incentive reimbursement points for maintenance.*

Consultants	
Owner’s Project Manager	Construction Monitoring Services, Inc.
Designer	Dore & Whittier Architects, Inc.

Background

On November 16, 2011, the MSBA Board of Directors conditionally approved the Town of Greenfield to proceed into schematic design to renovate the existing Greenfield High School. This conditional approval was based upon a review of the Feasibility Study and the Town’s presentation at the Facilities Assessment Subcommittee meeting in October 2011, which raised concerns that the scope of the proposed renovations in the existing building, most notably in areas that were not being re-purposed, may not be the most cost-effective or necessary for the delivery of the educational curriculum. In addition, the MSBA expressed concern that the proposed renovation solution may not result in the most energy efficient or most cost-effective facility for the District to operate. Therefore, as part of the conditional approval¹, the MSBA requested that the District work with the MSBA to reach agreement on a space summary associated with new construction, a conceptual layout, and a preliminary design cost estimate to establish a benchmark to compare new construction to the renovation option.

Discussion

¹ Attached is a copy of the November 16, 2011 Board memo for the preferred schematic recommendation which references all of the conditions. In compliance with the conditions, the District has submitted its evaluation of local municipal facility needs and the lack of benefit that could be achieved through re-purposing a portion of the existing high school facility.

Since November 2011, the District has investigated additional options, including an extensive addition/renovation option that includes new construction around the existing auditorium and two new construction options on the fields on either side of the existing school. Based upon the estimated costs and evaluation summarized in Table 1, the District and its Designer determined that the solution that best meets the District’s educational needs and local priorities is Option 8: new construction that preserves the existing auditorium.

Table 1 - Summary of Preliminary Design Pricing for Evaluation of Additional Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sf)	Estimated Total Project Costs
Option 6 “Minimal Renovations”	166,740	166,740 \$177/sf	0 \$0/sf	\$3,898,030	\$32,230,189 \$193/sf	\$38,676,227
Option 7 All New Construction, East Fields site	152,703	0 \$0/sf	152,703 \$280/sf	\$5,276,070	\$48,080,827 \$315/sf	\$57,696,992
Option 8*** New Construction, preserve existing auditorium	162,194	11,827 \$180/sf	150,376 \$266/sf	\$5,365,921	\$47,480,683 \$293/sf	\$56,976,820
Option 9 New Construction, Memorial Field site	152,703	0 \$0/sf	152,703 \$269/sf	\$8,882,042	\$50,015,697 \$328/sf	\$60,018,836

* Marked up construction costs

** Does not include construction contingency

*** District’s preferred option

The MSBA has reviewed the District’s updated preferred option, accepts the District’s preferred schematic for new construction as presented in Option 8, and notes the following:

- MSBA staff has reviewed and discussed the additional options and corresponding space summaries with the District and the Designer to better understand which educational program would be most reasonable and beneficial for the Town of Greenfield.
- The MSBA accepts the District’s schematic design submission for a 160,650 square-foot facility that exceeds the MSBA guidelines by 28,440 gross square feet due primarily to the District’s need for additional spaces to deliver its educational curriculum in core academics, special education, and enrichment programs (music, art, vocations, and technology) and its desire to maintain the existing 1,000 seat auditorium.

- The size of the proposed new facility has decreased by 6,090 gross square feet, providing a more compact facility, although it is still 10,827 gross square feet larger than the square footage on which staff is recommending basing the estimated maximum total facilities grant due to the District's renovation of its large auditorium.
- The MSBA will not participate in any additional costs associated with the design, selective demolition, construction, renovation, or fit-out of the additional 10,827 square feet of existing auditorium, and all additional costs will be the full responsibility of the District and shall not be eligible for reimbursement.
- Although the estimated project cost has increased by \$17 million from the renovation option presented in November 2011, the MSBA accepts this preferred schematic for new construction because the solution is a more compact, efficient building that better meets the District's educational program.
- Of the \$17 million in increased project costs, approximately \$6 million is associated with added ineligible site costs.

MSBA staff has also reviewed the schematic design 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 \$66,325,237, which includes an estimated construction cost of \$52,936,594. The basis of the estimated maximum Total Facilities Grant would be \$52,743,104, which excludes legal fees, OPM, designer, and construction manager pre-construction services fees and construction costs associated with ineligible auditorium space, construction costs for ineligible site work, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, costs associated with design and construction of the photovoltaic system that is identified as an alternate, costs associated with mailing and moving, and owner's and construction contingency costs.

Project Scope & Budget Agreement		
Design Enrollment: 585 Total Gross Square Feet: 160,650	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$66,325,237	\$52,743,104
Project Cost per square foot	\$413	\$328
Total Construction Budget	\$52,936,594	\$43,413,367
Construction Cost per square foot*	\$330	\$270
Reimbursement Rate	80.00%	
Estimated Maximum Total Facilities Grant**	\$42,194,484	
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$2,331,318	
Maximum Total Facilities Grant***	\$44,525,802	

* 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 \$42,194,484; however, the District may be eligible for up to an additional \$2,331,318 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 \$44,525,802 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Greenfield High School with the construction of a new Greenfield High School and renovation of the existing auditorium, on the existing site.