

District: Town of West Bridgewater  
 School Name: West Bridgewater Middle-Senior High School  
 Recommended Category: Project Scope and Budget  
 Date: July 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 West Bridgewater to replace the existing middle-senior high school facility with a new West Bridgewater Middle-Senior High School on the existing site.

<b>District Information</b>	
District Name	Town of West Bridgewater
Elementary School(s)	Howard School (4-6) Rose L Macdonald (1-3) Spring Street School (PK-K)
Middle School(s)	N/A
High School(s)	Middle-Senior High School (7-12)
Priority School Name	Middle-Senior High School
Type of School	Middle-Senior School
Grades Served	7-12
Year Opened	1951
Total Square Footage	105,480
Additions	Two additions: in 1971, an addition of 20,000 gross square feet; in 2002, an addition of 2,000 gross square feet.
Acreage of Site	21.2 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Structural systems</li> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Building envelope</li> <li>- Roof</li> <li>- Accessibility</li> </ul> In addition to the physical plant issues, the District reported that several spaces in the existing facility do not support the delivery of its educational program.
Original Design Capacity	Unknown
2011-2012 Enrollment	602
Agreed Upon Enrollment	625
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 625 students serving grades 7-12.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	September 28, 2010
Preferred Schematic Authorizations	January 25, 2012
Project Scope & Budget Authorization	On July 25, 2012 Board agenda
Reimbursement Rate Before Incentives	50.58%
Incentive Points <sup>1</sup>	1.58 – Maintenance 2.00 – Energy Efficiency – “Green Schools”
Total Reimbursement Rate <sup>1</sup>	54.16%

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

<b>Consultants</b>	
Owner’s Project Manager	Strategic Building Solutions, LLC
Designer	Flansburgh 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 \$59,434,253, which includes an estimated construction cost of \$49,727,766 (\$352/sf). The basis of the estimated maximum Total Facilities Grant would be \$49,881,639, which excludes legal fees, Owner’s Project Manager fees in excess of 3.5% of estimated construction, bonding origination fees, costs associated with abatement of contaminated soil in crawlspace and asbestos-containing floor materials, removal of fuel storage tanks, costs associated with water treatment utilities, synthetic turf field, gravel base and drainage piping at the football field, and other site costs in excess of 8% of estimated building cost, and costs associated with mailing and moving.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 625 Total Square Feet: 141,250	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$59,434,253
Scope Exclusions/Ineligible Costs	\$9,552,614
Estimated Basis of Total Facilities Grant	\$49,881,639
Reimbursement Rate	54.16%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$27,015,895
Potentially eligible owner's and construction contingencies	\$4,300,000
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$2,328,880
Total Project Budget	\$63,734,253
Maximum Total Facilities Grant <sup>3</sup>	\$29,344,775

<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> Subject to 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 \$27,015,895; however, the District may be eligible for up to an additional \$2,328,880 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 \$29,344,775 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing West Bridgewater Middle-Senior High School facility with a new West Bridgewater Middle-Senior High School on the existing site.