

District: Town of Winchester
 School Name: Winchester High School
 Recommended Category: Project Scope and Budget
 Date: September 25, 2013

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 Winchester for an addition and renovation project at the Winchester High School.

District Information	
District Name	Town of Winchester
Elementary School(s)	Lynch Elementary School (PK-5) Ambrose Elementary School (K-5) Lincoln Elementary School (K-5) Francis J. Muraco Elementary School (K-5) Vinson-Owen Elementary School (K-5)
Middle School(s)	McCall Middle School (6-8)
High School(s)	Winchester High School (9-12)
Priority School Name	Winchester High School
Type of School	High School
Grades Served	9-12
Year Opened	1971
Existing Square Footage	284,579
Additions	N/A
Acreage of Site	10.9 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Plumbing systems - Envelope - 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 and that there is existing and projected overcrowding.
Original Design Capacity	1,017
2012-2013 Enrollment	1,167
Agreed Upon Enrollment	1,370
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,370 students in grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	May 26, 2010
Preferred Schematic Authorization	April 3, 2013
Project Scope & Budget Authorization	On October 2, 2013 Board agenda
Reimbursement Rate Before Incentives	33.95%
Incentive Points	1.39 – Maintenance 1.00 – CM @ Risk ¹ 4.58 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	42.92%

¹ 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 the District does not receive approval for and use the Construction Manager at Risk delivery method and/or does not meet the requirements for the energy efficiency incentive points, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate and grant calculations accordingly.

Consultants	
Owner’s Project Manager	Skanska USA Building, Inc.
Designer	Symmes Maini & McKee Associates

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 \$129,923,146, which includes an estimated construction cost of \$100,935,610 (\$376/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$98,104,062, which excludes legal fees, designer fees associated with offsite traffic control lights, designer fees in excess of 10% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials and contaminated soils, site costs in excess of 8% of total building cost, construction costs associated with offsite traffic control lights, costs associated with ineligible construction area and related commissioning fees, construction costs in excess of \$275/sf, costs associated with swing space, costs associated with mailing and moving, costs in excess of the MSBA Fixtures, Furniture and Equipment cost caps, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 1,370	
Total Square Feet: 288,840	
Project Budget ¹	District’s Proposed Project Budget \$124,361,622
Scope Exclusions/Ineligible Costs	\$26,257,560
Basis of Estimated Total Facilities Grant	\$98,104,062

Reimbursement Rate	42.92%
Estimated Maximum Total Facilities Grant ²	\$42,106,263
Potentially eligible owner's and construction contingencies	\$5,561,524
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$2,387,006
Total Project Budget	\$129,923,146
Maximum Total Facilities Grant ³	\$44,493,270

¹ Does not include owner's or construction contingencies.

² Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

³ 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 \$42,106,263; however, the District may be eligible for up to an additional \$2,387,006 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 \$44,493,270 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Winchester High School.