

District: Town of Winthrop  
 School Name: Winthrop 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 Winthrop to replace the existing Winthrop High School and Winthrop Middle School with a new 6-12 middle/high school facility on the existing high school site.

| <b>District Information</b> |  |
|-----------------------------|--|
| District Name               | Town of Winthrop   |
| Elementary School(s)        | William P. Gorman Fort Banks Elementary (PK-2)<br>Arthur T. Cummings Elementary School (3-5)   |
| Middle School(s)            | Winthrop Middle School (6-8)   |
| High School(s)              | Winthrop High School (9-12)  |
| Priority School Name        | Winthrop High School   |
| Type of School              | High School  |
| Grades Served               | 9-12   |
| Year Opened                 | 1965   |
| Existing Square Footage     | 115,153  |
| Additions                   | N/A  |
| Acreage of Site             | 15.3 acres   |
| Building Issues             | The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- MEP/FP systems</li> <li>- Building Envelope</li> <li>- Windows and Doors</li> <li>- Roof</li> <li>- Accessibility</li> <li>- Stairs</li> </ul> |
| Original Design Capacity    | Approximately 585  |
| 2012-2013 Enrollment        | 548  |
| Agreed Upon Enrollment      | 970  |
| Enrollment Specifics        | The District and MSBA have mutually agreed upon a design enrollment of 970 students in grades 6-12.  |

| <b>MSBA Board Votes</b>              |                                 |
|--------------------------------------|---------------------------------|
| Invitation to Feasibility Study      | November 28, 2007               |
| Reclassification from Repair         | July 27, 2011                   |
| Preferred Schematic Authorization    | April 3, 2013                   |
| Project Scope & Budget Authorization | On October 2, 2013 Board agenda |

|                                       |  |
|---------------------------------------|--|
| Reimbursement Rate Before Incentives  | 55.63%   |
| Incentive Points                      | 1.34 – Maintenance<br>1.00 – CM @ Risk <sup>1</sup><br>2.00 – Energy Efficiency – “Green Schools” <sup>1</sup> |
| Total Reimbursement Rate <sup>1</sup> | 59.97%   |

<sup>1</sup> 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.

|                         |                             |
|-------------------------|-----------------------------|
| <b>Consultants</b>      |                             |
| Owner’s Project Manager | Skanska USA Buildings, Inc. |
| Designer                | HMFH 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 \$80,206,549, which includes an estimated construction cost of \$61,929,988 (\$330/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$65,965,045, which excludes ineligible costs associated with abatement of asbestos-containing floor materials and contaminated soils, construction costs in excess of \$275/sf, costs associated with swing space, costs associated with mailing and moving, and owner’s and construction contingency costs.

| <b>Project Scope and Budget Agreement</b>   |                                    |
|---|------------------------------------|
| Enrollment: 970   |                                    |
| Total Square Feet: 187,917  | District’s Proposed Project Budget |
| Project Budget <sup>1</sup>   | \$75,164,689                       |
| Scope Exclusions/Ineligible Costs   | \$9,199,644                        |
| Basis of Estimated Total Facilities Grant   | \$65,965,045                       |
| Reimbursement Rate  | 59.97%                             |
| Estimated Maximum Total Facilities Grant <sup>2</sup>   | \$39,559,237                       |
| Potentially eligible owner’s and construction contingencies                                     | \$5,041,860                        |
| Potential additional grant funds for eligible owner’s and construction contingency expenditures | \$3,023,603                        |
| Total Project Budget  | \$80,206,549                       |
| Maximum Total Facilities Grant <sup>3</sup>   | \$42,582,841                       |

<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> *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 \$39,559,237; however, the District may be eligible for up to an additional \$3,023,603 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 \$42,582,841 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Winthrop High School and Winthrop Middle School with a new 6-12 facility on the existing high school site.