

District: City of Medford
 School Name: Medford High School
 Recommended Category: Project Funding Agreement
 Science Lab Initiative
 Date: January 23, 2013

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Medford for a full renovation of the existing Science Department; including the construction of eight new labs and nine renovated labs at Medford High School.

District Information	
District Name	City of Medford
Elementary School(s)	Brooks Elementary School (K-5) Christopher Columbus Elementary School (K-5) John J. McGlynn Elementary School (PK-5) Milton Fuller Roberts Elementary School (PK-5)
Middle School(s)	John J. McGlynn Middle School (6-8) Madeleine Dugger Andrews Middle School (6-8)
High School(s)	Curtis-Tufts High School (9-12) Medford Vocational Technical High School (9-12) Medford High School (PK, 9-12)

School Information	
School Name	Medford High School
Type of School	High School
Grades Served	9-12
Year Opened	1971
Existing Building Square Footage	532,000
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Outdated Science Labs - Electrical systems - Plumbing systems
2011- 2012 Enrollment	1,227
Enrollment Specifics	Adjusted enrollment for non-vocational core academic areas – 1,305

MSBA Votes	
Invited into Science Lab Initiative Program	June 6, 2012
Project Funding Agreement Authorization	On January 30, 2013 Board agenda

Consultants	
Owner's Project Manager	Leftfield, LLC
Designer	DiNisco Design Partnership, Inc.

Discussion

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. The following is a list of the preliminary alternatives considered.

Option	Description of Options	Estimated Project Cost
A	Full renovation of the entire third floor resulting in 17 new labs and supporting spaces, new roofing, new mechanical systems, replacement windows, and a new fire sprinkler system in the Science Department area.	\$14,216,966
<i>B1**</i>	<i>Full renovation of the “core area” labs with eight new labs at the center area of the third floor; the remaining nine perimeter labs will be upgraded in place with no reconfiguration of space, new roofing, new mechanical systems, replacement windows, and a new fire sprinkler system in the Science Department area.</i>	<i>\$13,808,881</i>
B2	Renovation of all existing labs in place, with no reconfiguration of spaces. Prep rooms provided for the eight core area labs only, new roofing, new mechanical systems, replacement windows, and a new fire sprinkler system in the Science Department area.	\$12,134,622
C	Minimum renovation limited to new HVAC systems, safety upgrades, and repairs to finishes and casework as allowed by the budget.	\$7,725,965
D	Moderate reconfiguration to the “core area” labs with eight new labs at the center area of the third floor and no work on the remaining nine perimeter labs, new roofing, new mechanical systems, replacement windows, and a new fire sprinkler system in the Science Department area.	\$9,923,359

***Preferred option*

MSBA staff reviewed the existing conditions analysis and proposed schedule provided by the District and discussed the scope and budget with the District and its consultants.

- The District has provided a Total Project Budget of \$13,834,929 for the Medford High School, which includes an estimated construction cost of \$10,866,010. Construction costs include:
 - Full renovation of the Science Department “core area” with eight new labs at the center area of the third floor and nine existing perimeter labs upgraded in place;
 - Installation of new roofing, mechanical systems, six replacement windows, and a new fire sprinkler system in the Science Department area; and
 - Installation of a new acid waste system.

The basis of the Total Facilities Grant would be \$12,688,994 for the proposed Medford High School science lab renovation project, which excludes ineligible costs associated with OPM fees in excess of the MSBA fee cap, abatement of asbestos-containing flooring materials, costs associated with owner’s and construction contingency expenditures, and costs associated with swing space. The project budget breakdown is shown in the following table:

Project Scope and Budget Agreement	
Enrollment: 1,305 Total Square Feet: 532,000	District’s Proposed Project Budget
Project Budget ¹	\$12,965,648
Scope Exclusions/Ineligible Costs	\$276,654
Estimated Basis of Total Facilities Grant	\$12,688,994
Reimbursement Rate	59.16%
Estimated Maximum Total Facilities Grant ²	\$7,506,809
Potentially eligible owner’s and construction contingencies	\$869,281
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$514,267
Total Project Budget	\$13,834,929
Maximum Total Facilities Grant ³	\$8,021,075

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 \$7,506,809; however, the District may be eligible for up to an additional \$514,267 in grant funds, subject to the MSBA’s review and audit of the District’s owner’s and construction contingency expenditures. Accordingly, MSBA staff recommends a maximum Total Facilities Grant of \$8,021,075 for the Project Funding Agreement with the City of Medford for the renovation of the Science Department area at Medford High School. This amount is subject to adjustment based on the MSBA’s audit of project costs incurred by the District.