

District: City of Chicopee  
 School Name: Chicopee Academy  
 Recommended Category: Project Scope and Budget  
 Date: March 27, 2013

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Chicopee for a renovation project at the existing Chicopee Academy (former Chicopee High School facility) to serve as a middle school for grades 6-8.

<b>District Information</b>	
District Name	City of Chicopee
Elementary School(s)	Anna E. Barry Elementary School (K-5) Belcher Elementary School (K-2) Patrick E. Bowe Elementary School (PK-5) Bowie Elementary School (K-5) General John J. Stefanik Memorial School (K-5) Lambert-Lavoie Elementary School (K-5) Sergeant Robert R. Litwin Elementary School (K-5) Selser Elementary School (K-5) Streiber Memorial Elementary School (K-5) Szetela Early Childhood Center (PK)
Middle School(s)	Edward Bellamy Middle School (6-8) Fairview Veterans Memorial Middle School (6-8)
High School(s)	Chicopee Academy (6-12) Chicopee Comprehensive High School (9-12) Chicopee High School (9-12)
Priority School Name	Chicopee Academy (former Chicopee High School)
Type of School	Alternative High School
Grades Served	6-12
Year Opened	1920
Existing Square Footage	176,425
Additions	1957: Gymnasium 1975: Science labs
Acreage of Site	9.3 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Structural integrity</li> <li>- Mechanical, electrical, and plumbing systems</li> <li>- Windows and envelope</li> <li>- Accessibility</li> </ul>
Original Design Capacity	1,000 +/-
2012-2013 Enrollment	105
Agreed Upon Enrollment	825
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 825 students serving grades 6-8.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	July 29, 2009
Preferred Schematic Authorization	November 14, 2012
Project Scope & Budget Authorization	On April 3, 2013 Board agenda
Reimbursement Rate Before Incentives	78.95%
Incentive Points	1.40 – Maintenance 1.00 – CM @ Risk 5.00 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools”
Total Reimbursement Rate <sup>1</sup>	80.00%

<sup>1</sup> The Total Reimbursement Rate is subject to the 80.00% statutory maximum reimbursement rate established pursuant to G.L. c. 70B, § 10. The Maximum Reimbursement Rate includes the District’s base reimbursement rate of 78.95% plus 1.05 incentive reimbursement points that have been applied to the District’s Base Rate from the total of 9.4 incentive reimbursement points, some of which have been provisionally assigned.

<b>Consultants</b>	
Owner’s Project Manager	Arcadis U.S., Inc.
Designer	Caolo & Bieniek Associates, 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 \$37,999,940, which includes an estimated construction cost of \$30,776,990 (\$174/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$35,625,727, which excludes costs associated with abatement of asbestos-containing flooring materials, work beyond school property, removal of existing fuel storage tanks, work associated with renovation of the existing auditorium, and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 825	
Total Square Feet: 176,425	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$35,999,940
Scope Exclusions/Ineligible Costs	\$374,213
Estimated Basis of Total Facilities Grant	\$35,625,727
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$28,500,581
Potentially eligible owner’s and construction contingencies	\$2,000,000
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$1,600,000

Total Project Budget	\$37,999,940
Maximum Total Facilities Grant <sup>3</sup>	\$30,100,581

<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 \$28,500,581; however, the District may be eligible for up to an additional \$1,600,000 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 \$30,100,581 for the Project Scope and Budget Agreement and Project Funding Agreement for a renovation project at the existing Chicopee Academy (former Chicopee High School facility) to serve as a middle school for grades 6-8.