

District: City of Peabody
 School Name: J. Henry Higgins Middle School
 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 Peabody to replace the existing J. Henry Higgins Middle School on the existing site.

District Information	
District Name	City of Peabody
Elementary School(s)	John E. McCarthy Elementary School (PK-5) South Memorial Elementary School (PK-5) West Memorial Elementary School (PK-5) William A. Welch Elementary School (PK-5) Capital Samuel Brown Elementary School (K-5) Center Elementary School (K-5) John E. Burke Elementary School (K-5) Thomas Carroll Elementary School (K-5)
Middle School(s)	J. Henry Higgins Middle School (6-8)
High School(s)	Peabody Veterans Memorial High School (9-12)
Priority School Name	J. Henry Higgins Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1966
Existing Square Footage	228,441
Additions	N/A
Acreage of Site	44 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 - Roof - Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing overcrowding.
Original Design Capacity	Unknown
2012-2013 Enrollment	1,328
Agreed Upon Enrollment	1,340
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,340 students serving grades 6-8.

MSBA Board Votes	
Invitation to Feasibility Study for Repair	August 8, 2008
Invitation to Feasibility Study (re-categorization)	March 30, 2011
Preferred Schematic Authorization ¹	July 25, 2012
Preferred Schematic Authorization ¹	October 3, 2012
Project Scope & Budget Authorization	On April 3, 2013 Board agenda
Reimbursement Rate Before Incentives	52.69%
Incentive Points	1.47 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ²	56.16%

¹ As part of the Board’s July 25, 2012 Schematic Design vote to accept the District’s preferred solution to replace the existing J. Henry Higgins Middle School with a new school on the existing site, the Board authorized the MSBA to review and evaluate whether a Model School might be appropriate. As a result of the evaluation, the MSBA concluded that a Model School would be less cost-effective and educationally appropriate than an original design developed to specifically address the District’s educational goals and unique site constraints. The Board then voted on October 3, 2012 to authorize the District to proceed into schematic design utilizing the District’s original preferred solution to replace the existing J. Henry Higgins Middle School with the construction of a new school on the existing site.

² 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 the energy efficiency, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate and grant amount accordingly.

Consultants	
Owner’s Project Manager	Daedalus Projects, Inc.
Designer	DiNisco Design Partnership

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 \$92,598,279, which includes an estimated construction cost of \$75,088,552 (\$339/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$73,560,953, which excludes legal fees, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, construction costs in excess of \$275 per square foot of eligible gross square footage, construction costs for gross square footage associated with the auditorium, construction costs for gross square footage associated with additional stage space above guidelines, construction costs for gross square footage in excess of a grossing factor of 1.5, costs associated with mailing and moving, and owner’s and construction contingency costs. Included in the District’s Total Project Budget are two alternates the District would like to include in the project should the bids come in within the projected construction budget: 1) HVAC induction system (full air conditioning for the academic wing) and 2) a well system for field irrigation, with

a combined total estimated budget of \$1,647,109. The alternate for the HVAC induction system may be eligible for reimbursement by the MSBA subject to MSBA funding limits of eligible construction costs. The well system for field irrigation is categorically ineligible for reimbursement by the MSBA.

Project Scope and Budget Agreement	
Enrollment: 1,340	
Total Square Feet: 221,518	
Eligible Square Footage: 211,982	District's Proposed Project Budget
Project Budget ¹	\$88,384,026
Scope Exclusions/Ineligible Costs	\$14,823,073
Estimated Basis of Total Facilities Grant	\$73,560,953
Reimbursement Rate	56.16%
Estimated Maximum Total Facilities Grant ²	\$41,311,831
Potentially eligible owner's and construction contingencies	\$4,214,253
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$2,366,724
Total Project Budget	\$92,598,279
Maximum Total Facilities Grant ³	\$43,678,555

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 \$41,311,831; however, the District may be eligible for up to an additional \$2,366,724 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 \$43,678,555 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing J. Henry Higgins Middle School on the existing site.