

District: Wachusett Regional School District  
 School Name: Mountview 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 Wachusett Regional School District to replace the existing Mountview Middle School with the construction of a new middle school serving grades 6-8 on the existing site.

<b>District Information</b>	
District Name	Wachusett Regional School District
Elementary School(s)	Davis Hill Elementary School (K-5) Dawson Elementary School (K-6) Florence G. Houghton Elementary School (K-4) Glenwood Elementary School (K-5) Leroy E. Mayo Elementary School (K-5) Naquag Elementary School (K-5) Paxton Center School (K-8) Thomas Prince Elementary School (K-8)
Middle School(s)	Central Tree Middle School (6-8) Chocksett Middle School (6-8) Mountview Middle School (6-8)
High School(s)	Wachusett Regional High School (9-12)
Priority School Name	Mountview Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1967
Existing Square Footage	91,137
Additions	1989
Acreage of Site	12.9 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>- Envelope and windows</li> <li>- Roofing</li> <li>- Accessibility</li> </ul> In addition to the physical plant issues, the District reported existing and projected overcrowding, and that the existing facility does not support the delivery of its educational program.
Original Design Capacity	600
2011-2012 Enrollment	773
Agreed Upon Enrollment	800
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 800 students serving grades 6-8.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	September 30, 2009
Preferred Schematic Authorization	November 14, 2012
Project Scope & Budget Authorization	On April 3, 2013 Board agenda
Reimbursement Rate Before Incentives	54.36%
Incentive Points	1.57 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	57.93%

<sup>1</sup> 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.

<b>Consultants</b>	
Owner’s Project Manager	Gary Kaczmarek, OPM Town Employee
Designer	Lamoureux Pagano Associates Architects

## 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 \$54,301,695 which includes an estimated construction cost of \$43,122,257 (\$342/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$43,924,501, which excludes ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, costs associated with mailing and moving, costs of any ineligible site work or any work associated with the district offices, costs beyond the allowance per student for furnishings, fixtures, and equipment, and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 800 Total Square Feet: 126,200	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$50,969,257
Scope Exclusions/Ineligible Costs	\$7,044,756
Estimated Basis of Total Facilities Grant	\$43,924,501
Reimbursement Rate	57.93%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$25,445,463
Potentially eligible owner’s and construction contingencies	\$3,332,438
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$1,930,481

Total Project Budget	\$54,301,695
Maximum Total Facilities Grant <sup>3</sup>	\$27,375,945

<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 \$25,445,463; however, the District may be eligible for up to an additional \$1,930,481 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 \$27,375,945 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Mountview Middle School with the construction of a new middle school serving grades 6-8 on the existing site.