

District: North Middlesex Regional School District  
 School Name: North Middlesex Regional High School  
 Recommended Category: Project Scope and Budget  
 Date: January 22, 2014

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the North Middlesex Regional School District to replace the existing North Middlesex Regional High School on the existing site.

<b>District Information</b>	
District Name	North Middlesex Regional School District
Elementary School(s)	Ashby Elementary School (K-4) Spaulding Memorial School (K-4) Varnum Brook Elementary School (K-4)
Middle School(s)	Hawthorne Brook Middle School (5-8) Nissitissit Middle School (5-8)
High School(s)	North Middlesex Regional High School (9-12)
Priority School Name	North Middlesex Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1960
Existing Square Footage	197,377
Additions	1971
Acreage of Site	49.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Envelope</li> <li>- Structural roof framing</li> </ul> In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2012-2013 Enrollment	999
Agreed Upon Enrollment	870
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 870 students serving grades 9-12.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	June 6, 2012
Preferred Schematic Authorizations	July 31, 2013
Project Scope & Budget Authorization	On January 29, 2014 Board agenda

Reimbursement Rate Before Incentives	57.11%
Incentive Points	1.52 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	60.63%

1. *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 accordingly.*

<b>Consultants</b>	
Owner’s Project Manager	Heery International, Inc.
Designer	Symmes Maini & McKee Associates

## **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 \$89,084,977, which includes an estimated construction cost of \$68,829,726 (\$381/sf). The Estimated Basis of Total Facilities Grant would be \$65,050,886 which excludes legal fees, permitting costs, District staff costs, OPM fees in excess of 3.5% of construction costs, ineligible construction costs and soft costs associated with 2 ineligible Alternates, construction costs in excess of \$275/SF (plus eligible demolition and abatement), 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, FF&E costs in excess of \$2,400 per student, construction costs associated with a proposed TV studio and 2<sup>nd</sup> Assistant Principal’s office, and owner’s and construction contingency costs.

The District is proposing 2 alternates with a total estimated construction cost of \$3,490,266. These costs are in addition to construction costs referenced above and below and will only be accepted by the District if bid savings are sufficient to cover construction costs.

The proposed demolition of the existing North Middlesex Regional High School will result in the MSBA recovering a portion of state funds previously paid to the District for a window replacement project at the existing facility completed in 2001. The MSBA has calculated this recovery of funds to be \$67,076 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 870 Total Square Feet: 180,530	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$84,934,194
Scope Exclusions/Ineligible Costs	-\$19,883,308
Estimated Basis of Total Facilities Grant	\$65,050,886
Reimbursement Rate	60.63%
Estimated Maximum Total Facilities Grant (without cost recovery) <sup>2</sup>	\$39,440,352
Cost Recovery	-\$67,076
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$39,373,276
Potentially eligible owner's and construction contingencies	\$1,380,094
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$836,751
Total Project Budget	\$89,084,977
Maximum Total Facilities Grant <sup>3</sup>	\$40,210,028

<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 the maximum possible grant funds for owner's contingency and the maximum possible grant funds up to 1% of the construction budget for the construction contingency. The final amount of eligible contingency, 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 reimbursement.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$39,373,276; however, the District may be eligible for up to an additional \$836,751 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 \$40,210,028 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing North Middlesex Regional High School on the existing site.