

District: City of Haverhill
 School Name: Caleb Dustin Hunking Middle School
 Recommended Category: Project Scope and Budget
 Date: May 28, 2014

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 Haverhill to replace the existing Caleb Dustin Hunking Middle School on the existing site.

District Information	
District Name	City of Haverhill
Elementary School(s)	Bartlett Kindergarten Center (K) Bradford Elementary School (K-5) Crowell School (K) Golden Hill Elementary School (K-4) Greenleaf Elementary School (K-2) Moody School (PK) Pentucket Lake Elementary School (K-4) Tilton Elementary School (K-4) Walnut Square Elementary School (K-2)
Middle School(s)	Caleb Dustin Hunking Middle School (6-8) Consentino Middle School (K-8) Dr. Paul Nettle Middle School (5-8) John G. Whittier Middle School (5-8)
High School(s)	Haverhill High School (9-12)
Priority School Name	Caleb Dustin Hunking Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1959
Existing Square Footage	59,555
Additions	N/A
Acreage of Site	17 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 - 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 and projected overcrowding.
Original Design Capacity	Unknown
2012-2013 Enrollment	416
Agreed Upon Enrollment	1,005

District Information	
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,005 students serving grades K-8.

MSBA Board Votes	
Invitation to Eligibility Period	January 25, 2012
Invitation to Feasibility Study	October 3, 2012
Preferred Schematic Authorizations	January 29, 2014
Project Scope & Budget Authorization	On June 4, 2014 Board agenda
Reimbursement Rate Before Incentives	74.74%
Incentive Points	1.19 – Maintenance 1.00 – CM @ Risk (Approved by OIG on December 3, 2013) 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	78.93%

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.*

Consultants	
Owner’s Project Manager	Joslin, Lesser + Associates, Inc.
Designer	JCJ Architecture

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget for the proposed project. The District has provided a Total Project Budget of \$61,500,000, which includes an estimated construction cost of \$49,998,830 (\$338/sf). The Estimated Basis of Total Facilities Grant would be \$50,315,356, which excludes costs associated with abatement of contaminated soils related to an existing underground storage tank, 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/sf plus eligible demolition, and costs associated with mailing and moving. No bid alternates are proposed for this project.

This proposed project includes demolition of the existing Caleb Dustin Hunking Middle School, resulting in the MSBA recovering a portion of state funds previously paid to the District for a boiler replacement project at the existing school which was completed in 2004. The MSBA has calculated this recovery of funds to be \$74,414 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,005 Total Square Feet: 147,996	District's Proposed Project Budget
Project Budget ¹	\$58,998,100
Scope Exclusions/Ineligible Costs	-\$8,682,744
Estimated Basis of Total Facilities Grant	\$50,315,356
Reimbursement Rate	78.93%
Estimated Maximum Total Facilities Grant (before cost recovery) ²	\$39,713,911
Cost Recovery	\$74,414
Estimated Maximum Total Facilities Grant ²	\$39,639,497
Potentially Eligible Owner's and Construction Contingencies	\$916,988
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$723,779
Total Project Budget	\$61,500,000
Maximum Total Facilities Grant ³	\$40,363,276

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 \$39,639,497; however, the District may be eligible for up to an additional \$723,779 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 \$40,363,276 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Caleb Dustin Hunking Middle School with a new K-8 school on the existing site.