

District: City of Pittsfield
 School Name: Taconic High School
 Recommended Category: Project Scope and Budget
 Date: May 27, 2015

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 Pittsfield to replace the existing Taconic High School on the existing site.

| District Information | |
|-----------------------------|---|
| District Name | City of Pittsfield |
| Elementary School(s) | Allendale Elementary School (K-5) John C. Crosby Elementary School (PK-5) Egremont Elementary School (K-5) Morningside Community School (PK-5) Robert T. Capeless Elementary School (PK-5) Silvio O. Conte Community School (PK-5) Stearns Elementary School (K-5) Williams Elementary School (K-5) |
| Middle School(s) | John T. Reid Middle School (6-8) Theodore Herberg Middle School (6-8) |
| High School(s) | Pittsfield High School (9-12) Taconic High School (9-12) |
| Priority School Name | Taconic High School |
| Type of School | High School |
| Grades Served | 9-12 |
| Year Opened | 1969 |
| Existing Square Footage | 241,224 |
| Additions | N/A |
| Acreage of Site | 53 acres |
| Building Issues | The District identified deficiencies in the following areas <ul style="list-style-type: none"> - Prevention of loss of accreditation - 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 and projected overcrowding. |
| Original Design Capacity | Unknown |
| 2014-2015 Enrollment | 774 |
| Agreed Upon Enrollment | 920 |

| | |
|-----------------------------|--|
| District Information | |
| Enrollment Specifics | The District and MSBA have mutually agreed upon a design enrollment of 920 students serving grades 9-12. |

| | |
|---------------------------------------|--|
| MSBA Board Votes | |
| Invitation to Eligibility Period | N/A |
| Invitation to Feasibility Study | November 18, 2009 |
| Preferred Schematic Authorizations | November 19, 2014 |
| Project Scope & Budget Authorization | On June 3, 2015 Board agenda |
| Reimbursement Rate Before Incentives | 76.84 % |
| Incentive Points | 1.38 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ¹ |
| Total Reimbursement Rate ¹ | 80.00% |

¹ By statute, 80% is the maximum reimbursement rate. The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. The MSBA also 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 receive approval for and use the Construction Manager at Risk delivery method and/or does not meet the energy efficiency requirement, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate and grant amount accordingly.

| | |
|-------------------------|--------------------------------|
| Consultants | |
| Owner’s Project Manager | Skanska USA Building, Inc. |
| Designer | Drummeys Rosane Anderson, 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 \$120,799,929, which includes an estimated construction cost of \$97,757,373 (\$397/sf). The Estimated Basis of the Total Facilities Grant would be \$90,613,992, 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 \$287/sf plus eligible demolition and abatement, costs associated with mailing and moving, costs in excess of eligible furniture, fixtures and equipment expenses, and owner’s and construction contingency costs, among other ineligible costs. The Total Project Budget includes two potential alternates that the District may consider if bid savings are sufficient to cover the costs. All costs associated with the two alternates are ineligible for reimbursement and would be borne by the District.

| | |
|---|------------------------------------|
| Project Scope and Budget Agreement | |
| Enrollment: 920 | District’s Proposed Project Budget |
| Total Square Feet: 246,520 | |
| Project Budget ¹ | \$116,153,778 |
| Scope Exclusions/Ineligible Costs | \$25,539,786 |
| Estimated Basis of Total Facilities Grant | \$90,613,992 |

| | |
|---|---------------|
| Reimbursement Rate | 80.00% |
| Estimated Maximum Total Facilities Grant ² | \$72,491,194 |
| Potentially eligible owner's and construction contingencies | \$2,139,112 |
| Potential additional grant funds for eligible owner's and construction contingency expenditures | \$1,711,289 |
| Total Project Budget | \$120,799,929 |
| Maximum Total Facilities Grant ³ | \$74,202,483 |

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 \$72,491,194; however, the District may be eligible for up to an additional \$1,711,289 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 \$74,202,483 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Taconic High School on the existing site.