

District: Mount Greylock Regional School District  
 School Name: Mount Greylock Regional School  
 Recommended Category: Project Scope and Budget  
 Date: January 20, 2016

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Mount Greylock Regional School District for an addition and renovation project at the Mount Greylock Regional School.

<b>District Information</b>	
District Name	Mount Greylock Regional School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Mount Greylock Regional School (7-12)
Priority School Name	Mount Greylock Regional School
Type of School	Middle-High School
Grades Served	7-12
Year Opened	1960
Existing Square Footage	177,404
Additions	1968: Cafeteria and library addition 2003: Single layer membrane roof 2010: HVAC and Locker Room Upgrades
Acreage of Site	117 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>- Windows</li> <li>- Security</li> <li>- Accessibility</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	1,100
2014-2015 Enrollment	550
Agreed Upon Enrollment	535
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 535 students serving grades 7-12.

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	October 2, 2013
Invitation to Feasibility Study	July 30, 2014
Preferred Schematic Authorization	September 30, 2015
Project Scope & Budget Authorization	On January 27, 2016 Board agenda
Reimbursement Rate Before Incentives	53.32%

Incentive Points	1.45 – Maintenance 1.00 – CM @ Risk (Received IG Approval August 13, 2015) 1.91 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	59.68%

<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 accordingly.

<b>Consultants</b>	
Owner’s Project Manager (“OPM”)	Dore & Whittier Management Partners, LLC
Designer	Design Partnership of Cambridge, 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 \$64,737,706, which includes an estimated construction budget of \$52,310,706 (\$394/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$54,442,149, which excludes: ineligible costs associated with abatement of asbestos-containing floor materials; legal fees; District administrative costs and added utility costs; site costs in excess of 8% of total building cost; construction costs in excess of \$299/sq. ft. plus eligible demolition and abatement; costs associated with mailing and moving; costs in excess of the MSBA Fixtures, Furniture and Equipment cost caps; and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 535	District’s Proposed Project Budget
Total Square Feet: 132,800	
Project Budget <sup>1</sup>	\$62,537,706
Scope Exclusions/Ineligible Costs	-\$8,095,557
Estimated Basis of Total Facilities Grant	\$54,442,149
Reimbursement Rate	59.68%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$32,491,074
Potentially eligible owner’s and construction contingencies	\$1,246,214
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$743,741
Total Project Budget	\$64,737,706
Maximum Total Facilities Grant <sup>3</sup>	\$33,234,815

<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 \$32,491,074; however, the District may be eligible for up to an additional \$743,741 in grant funds, subject to the MSBA's review and audit of the owner's and construction contingency expenditures. Accordingly, MSBA staff recommends a Maximum Total Facilities Grant of \$33,234,815 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Mount Greylock Regional School.