

District: Town of Stoughton
 School Name: Stoughton High School
 Recommended Category: Project Scope and Budget
 Date: May 18, 2016

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Stoughton to replace the existing Stoughton High School on the existing site.

District Information	
District Name	Town of Stoughton
Elementary School(s)	Edwin A. Jones Early Childhood Center (PK) Helen Hansen Elementary School (K-5) Joseph H. Gibbons Elementary School (K-5) Joseph R. Dawe, Jr. Elementary School (K-5) South Elementary School (K-5) West Elementary School (PK-5)
Middle School(s)	O'Donnell Middle School (6-8)
High School(s)	Stoughton High School (9-12)
Priority School Name	Stoughton High School
Type of School	High School
Grades Served	9-12
Year Opened	1923
Existing Square Footage	216,000
Additions	1952: Addition 1955: Addition 1965: Addition
Acreage of Site	40 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 - 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.
Original Design Capacity	Unknown
2015-2016 Enrollment	1,044
Agreed Upon Enrollment	1,065
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,065 students serving grades 9-12.

MSBA Board Votes	
Invitation to Eligibility Period	January 29, 2014
Invitation to Feasibility Study	July 30, 2014
Preferred Schematic Authorization	January 27, 2016
Project Scope & Budget Authorization	On May 25, 2016 Board agenda
Reimbursement Rate Before Incentives	56.26%
Incentive Points	1.40 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	60.66%

¹ 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 the Construction Manager at Risk delivery method and/or does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	Compass Project Management, Inc.
Designer	Drummeay 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 \$123,540,688, which includes an estimated construction cost of \$97,228,730 (\$453/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$84,205,398, which excludes: legal fees; OPM fees in excess of 3.5% of construction costs and OPM costs associated with the Central Administration structure, concession stand, field storage, and turf field; designer fees in excess of 10% of construction costs and designer costs associated with the Central Administration structure, concession stand, field storage, and turf field; ineligible costs associated with abatement of asbestos-containing floor materials; site costs in excess of 8% of the total building cost; construction costs in excess of \$299/sq. ft. plus eligible demolition and abatement costs; costs associated with the Central Administration structure; costs associated with the concession stand, field storage, and turf field; costs associated with mailing and moving; square footage in excess of Administration and Guidance guidelines; costs in excess of \$2,400/student allowance associated with fixtures, furnishings and equipment; and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 1,065	District’s Proposed Project Budget
Proposed Total Square Feet: 214,600	
Project Budget ¹	\$118,529,953
Scope Exclusions/Ineligible Costs	\$34,324,555
Estimated Basis of Total Facilities Grant	\$84,205,398
Reimbursement Rate	60.66%
Estimated Maximum Total Facilities Grant ²	\$51,078,994
Potentially eligible owner’s and construction contingencies	\$1,944,574

Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,179,579
Total Project Budget	\$123,540,688
Maximum Total Facilities Grant ³	\$52,258,573

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 \$51,078,994; however, the District may be eligible for up to an additional \$1,179,579 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 \$52,258,573 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Stoughton High School on the existing site.