

District: City of Quincy  
 School Name: Reay E. Sterling Middle School  
 Recommended Category: Project Scope and Budget  
 Date: July 13, 2016

**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 Quincy to replace the existing Reay E. Sterling Middle School with a new facility serving grades 5-8 on the existing site.

<b>District Information</b>	
District Name	City of Quincy
Elementary Schools	Amelio Della Chiesa Early Childhood Center (PK) Atherton Hough Elementary School (K-5) Beechwood Knoll Elementary School (K-5) Charles A. Bernazzani Elementary School (K-5) Clifford H. Marshall Elementary School (K-4) Francis W. Parker Elementary School (K-5) Lincoln-Hancock Community School (K-4) Merrymount Elementary School (K-5) Montclair Elementary School (K-5) Snug Harbor Community School (PK-5) Squantum Elementary School (K-5) Wollaston Elementary School (K-5)
Middle Schools	Atlantic Middle School (6-8) Broad Meadows Middle School (6-8) Central Middle School (6-8) Point Webster Middle School (5-8) Reay E. Sterling Middle School (5-8)
High Schools	North Quincy High School (9-12) Quincy High School (9-12)
Priority School Name	Reay E. Sterling Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1927
Existing Square Footage	83,870
Additions	N/A
Acreage of Site	7.59 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Structural integrity</li> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Envelope</li> <li>- Windows</li> <li>- Roof</li> <li>- Accessibility</li> </ul>

<b>District Information</b>	
	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	339
Agreed Upon Enrollment	430
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 430 students serving grades 5-8.

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	January 29, 2014
Invitation to Feasibility Study	November 19, 2014
Preferred Schematic Authorization	November 18, 2015
Project Scope & Budget Authorization	On July 20, 2016 Board agenda
Reimbursement Rate Before Incentives	68.96%
Incentive Points	1.26 – Maintenance 1.00 – CM @ Risk (Received OIG approval on October 28, 2015) 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	73.22%

<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 (the “OPM”)	NV5
Designer	Ai3 Architects, LLC

## **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 \$58,314,910, which includes an estimated construction cost of \$46,550,994 (\$486/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$38,956,760, which excludes: OPM fees associated with the auditorium work; designer fees in excess of 10% of the construction budget and designer fees associated with auditorium work; construction manager preconstruction fees associated with the auditorium work; costs associated with abatement of asbestos-containing flooring and ceiling tile materials; site costs in excess of 8% of total building cost; construction costs in excess of \$312/sf plus eligible demolition and abatement; construction costs associated with the auditorium,; costs associated with mailing and moving; fixtures, furnishings, and equipment costs in excess of \$2,400 per student; and owner’s and construction contingency costs. The MSBA will be recovering the associated commissioning costs for the auditorium and has calculated this recovery of funds to be \$4,099. 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: 430 students Proposed Total Square Feet: 95,732	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$55,733,253
Scope Exclusions/Ineligible Costs	\$16,776,493
Estimated Basis of Total Facilities Grant	\$38,956,760
Reimbursement Rate	73.22%
Estimated Maximum Total Facilities Grant before Recovery <sup>2</sup>	\$28,524,140
Cost Recovery	– \$4,099
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$28,520,041
Potentially eligible owner's and construction contingencies	\$1,045,510
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$765,522
Total Project Budget	\$58,314,910
Maximum Total Facilities Grant <sup>3</sup>	\$29,285,563

<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 \$28,520,041; however, the District may be eligible for up to an additional \$765,522 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 \$29,285,563 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Reay E. Sterling Middle School with a new facility serving grades 5-8 on the existing site.