

District: Town of Middleborough
 School Name: Middleborough High School
 Recommended Category: Project Scope and Budget
 Date: October 18, 2017

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 Middleborough to replace the existing Middleborough High School with a new facility on the existing site.

District Information	
District Name	Town of Middleborough
Elementary School(s)	Memorial Early Childhood Center (PK-K) Henry B. Burkland Elementary School (1-5) Mary K. Goode Elementary School (1-5)
Middle School(s)	John T. Nichols Middle School (6-8)
High School(s)	Middleborough High School (9-12)
Priority School Name	Middleborough High School
Type of School	High School
Grades Served	9-12
Year Opened	1971
Existing Square Footage	132,955
Additions	N/A
Acreage of Site	40 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical, Electrical, and Plumbing systems - Building Envelope including deficient 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 overcrowding.
Original Design Capacity	Unknown
2016-2017 Enrollment	694
Agreed Upon Enrollment	720
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 720 students serving grades 9-12.
Total Project Funding Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	November 18, 2015
Preferred Schematic Authorization	May 12, 2017
Project Scope & Budget Authorization	On October 25, 2017 Board agenda

MSBA Board Votes	
Reimbursement Rate Before Incentives	57.74%
Incentive Points	1.55 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	61.29%

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 (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 \$103,475,101, which includes an estimated construction cost of \$82,769,898 (\$497/sq. ft.) exclusive of alternates. The Estimated Basis of Total Facilities Grant would be \$69,417,898 which excludes: previously audited feasibility study costs; legal fees; local permitting fees; costs associated with auditorium and administration spaces that exceed MSBA guidelines; 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 \$326/sq.ft. plus demolition and abatement; OPM, Designer, and construction costs associated with the concession and maintenance buildings; costs associated with photovoltaic panels; costs associated with mailing and moving; costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment; costs in excess of the \$1,200 per student allowance for technology; costs associated with the commissioning of ineligible square footage; and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 720	District’s Proposed
Proposed Total Square Feet: 166,650	Project Budget
Project Budget ¹	\$98,922,757
Scope Exclusions/Ineligible Costs	-\$29,504,859
Third Party Funding	-\$4,578
Estimated Basis of Total Facilities Grant	\$69,417,898
Reimbursement Rate	61.29%
Estimated Maximum Total Facilities Grant before Cost Recovery	\$42,546,230
Cost Recovery	-\$4,578
Estimated Maximum Total Facilities Grant ²	\$42,541,652
Potentially eligible owner’s and construction contingencies	\$1,241,548
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$760,945
Total Project Budget	\$103,475,101
Maximum Total Facilities Grant ³	\$43,302,597

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 \$42,541,652; however, the District may be eligible for up to an additional \$760,945 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 \$43,302,597 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Middleborough High School with a new facility on the existing site.