

District: City of Boston  
 School Name: Boston Arts Academy  
 Recommended Category: Project Scope and Budget  
 Date: December 6, 2017

**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 Boston to replace the existing Boston Arts Academy facility with a new Boston Arts Academy on the existing site.

<b>District Information</b>	
District Name	City of Boston
Early Childhood Center(s)	1 (PK) 4 (PK-1) 1 (PK-2) 2 (K-3)
K-12 Facilities	1 (PK-12) 1 (1-12)
Elementary School(s)	40 (PK-5) 1 (PK-6) 19 (PK-8) 5 (K-5) 2 (K-8) 1 (2-6)
Middle School(s)	1 (3-8) 1 (4-8) 8 (6-8) 1 (6-9)
Middle/High School(s)	3 (6-12) 3 (7-12)
High School(s)	22 (9-12)
Priority School Name	Boston Arts Academy
Type of School	High School
Grades Served	9-12
Year Opened	Boston Arts Academy founded in 1998
Existing Square Footage	120,825
Additions	1998 Renovation
Acreage of Site	.98 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Windows – Roof 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	417

<b>District Information</b>	
2016-2017 Enrollment	447
Agreed Upon Enrollment	500
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 500 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	No

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	November 19, 2014
Invitation to Feasibility Study	August 6, 2015
Preferred Schematic Authorization	June 28, 2017
Project Scope & Budget Authorization	On December 13, 2017 Board agenda
Reimbursement Rate Before Incentives	65.47%
Incentive Points	1.89 – Maintenance 1.00 – CM @ Risk (Received IG Approval September 14, 2017) 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	70.36%

<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, respectively, and the MSBA will adjust the reimbursement rate accordingly.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	Perkins Eastman Architects, DPC

## **Discussion**

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the potential project’s scope and budget. The District has provided a Total Project Budget of \$124,755,412, which includes an estimated construction cost of \$95,976,807 (\$625/sq. ft.). The Estimated Basis of the Total Facilities Grant will be \$67,777,406, which excludes legal fees, ineligible OPM costs associated with miscellaneous extra services and other administrative costs, ineligible costs associated with abatement of asbestos-containing floor materials, removal of underground storage tanks and associated contaminated soils, costs associated with off-site street and utility improvements, costs associated with excessive auditorium area and other ineligible spaces that exceed MSBA guidelines, construction costs in excess of \$326/sq. ft. plus eligible demolition and abatement, costs associated with swing space, 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. The MSBA and the City are both involved in continuing discussions regarding the proposed special education spaces that will be included in the new facility. Pursuant to MSBA guidelines, the Special Education Program must be reviewed and approved by the Department of Elementary and Secondary Education (“DESE”). If DESE concludes that the types or numbers of special education spaces proposed by the City are not

required for the Special Education Program, then the MSBA will request that the City re-allocate those special education spaces into other categories of the space summary, which may result in additional ineligible square footage.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 500	District's Proposed
Proposed Total Square Feet: 153,476	Project Budget
Project Budget <sup>1</sup>	\$117,269,222
Scope Exclusions/Ineligible Costs	\$49,491,816
Estimated Basis of Total Facilities Grant	\$67,777,406
Reimbursement Rate	70.36%
Estimated Maximum Total Facilities Grant before Cost Recovery	\$47,688,183
Cost Recovery	\$13,090
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$47,675,093
Potentially eligible owner's and construction contingencies	\$1,727,582
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,215,527
Total Project Budget	\$124,755,412
Maximum Total Facilities Grant <sup>3</sup>	\$48,890,620

<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 \$47,675,093; however, the District may be eligible for up to an additional \$1,215,527 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 \$48,890,620 for the Project Scope and Budget Agreement and Project Funding Agreement with the City of Boston to replace the existing Boston Arts Academy facility with a new Boston Arts Academy on the existing site.