

District: City of Worcester
 School Name: South High Community School
 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 Worcester to replace the existing South High Community School facility with a new building on the existing site.

District Information	
District Name	City of Worcester
Elementary Schools	1 (PK) 20 (PK-6) 13 (K-6)
Middle Schools	2 (6-8) 2 (7-8)
High Schools	1 (7-12) 5 (9-12) 1 (11-12)
Priority School Name	South High Community School
Type of School	High School
Grades Served	9-12
Year Opened	1978
Existing Square Footage	246,000
Additions	N/A
Acreage of Site	41 acres
Building Issues	<p>The District identified deficiencies in the following areas</p> <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Roof <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program. The school is also trying to prevent loss of accreditation.</p>
Original Design Capacity	Unknown
2015-2016 Enrollment	1,421
Agreed Upon Enrollment	1,420
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,420 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	September 30, 2015
Preferred Schematic Authorization	June 28, 2017
Project Scope & Budget Authorization	On December 13, 2017 Board agenda
Reimbursement Rate Before Incentives	78.95%
Incentive Points	1.52 – Maintenance ¹ 1.00 – CM @ Risk ¹
Total Reimbursement Rate ¹	80.00%

¹ By statute, 80% is the maximum reimbursement rate. Here, the District reaches the maximum rate of 80%, with the addition of the incentive reimbursement points for maintenance.

Consultants	
Owner’s Project Manager (the “OPM”)	HEERY International
Designer	Lamoureux-Pagano

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the project’s scope and budget. The District has provided a Total Project Budget of \$209,971,240, which includes an estimated construction cost of \$172,861,181 (\$480/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$140,604,086, which excludes legal fees, costs associated with abatement of flooring materials containing asbestos, site costs in excess of 8% of total building cost, construction costs in excess of \$326/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, costs associated with ineligible square footage including ineligible auditorium space, 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, and owner’s and construction contingency costs.

In addition, the MSBA will recover a portion of the commissioning consultant fees associated with ineligible square footage. The MSBA has calculated this recovery to be \$13,593 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,420	District’s Proposed Project Budget
Proposed Total Square Feet: 359,994	
Project Budget ¹	\$199,196,777
Scope Exclusions/Ineligible Costs	-\$58,592,691
Estimated Basis of Total Facilities Grant	\$140,604,086
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Recovery ²	\$112,483,269
Cost Recovery	-\$13,593
Estimated Maximum Total Facilities Grant ²	\$112,469,676
Potentially eligible owner’s and construction contingencies	\$3,860,016

Project Scope and Budget Agreement	
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$3,088,013
Total Project Budget	
	\$209,971,240
Maximum Total Facilities Grant³	\$115,557,689

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 \$112,469,676; however, the District may be eligible for up to an additional \$3,088,013 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 \$115,557,689 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing South High Community School facility with a new building on the existing site.