

District: City of Somerville
 School Name: Somerville High School
 Recommended Category: Project Scope and Budget
 Date: February 8, 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 Somerville for an addition and renovation project at the Somerville High School.

District Information	
District Name	City of Somerville
Elementary Schools	Michael E. Capuano Early Childhood Center (PK-K) Albert F. Argenziano School at Lincoln Park (PK-8) Arthur D. Healy School (PK-8) John F. Kennedy Elementary School (PK-8) West Somerville Neighborhood School (PK-8) Winter Hill Community School (PK-8) Benjamin G. Brown School (K-6) East Somerville Community School (K-8)
Middle School	Next Wave Junior High School at Edgerly (6-8 Alternative Programs)
High Schools	Full Circle High School at Edgerly (9-12 Alternative Programs) Somerville High School (9-12)
Priority School Name	Somerville High School
Type of School	High School
Grades Served	9-12
Year Opened	1895
Existing Square Footage	360,150
Additions	1914: classroom addition 1929: classroom, auditorium, and library addition 1986: field house and vocational addition 2006: community health center addition
Acreage of Site	13 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Envelope – 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 and cannot accommodate the growing demand for vocational programs.
Original Design Capacity	Unknown
2015-2016 Enrollment	1,231
Agreed Upon Enrollment	1,590 students

District Information	
Enrollment Specifics	The District and the MSBA have mutually agreed upon a design enrollment of 1,590 students in grades 9-12 including the Full Circle High School and the Next Wave Junior High School students.

MSBA Board Votes	
Invitation to Eligibility Period	January 29, 2014
Invitation to Feasibility Study	November 19, 2014
Preferred Schematic Authorization	July 20, 2016
Project Scope & Budget Authorization	On February 15, 2017 Board agenda
Reimbursement Rate Before Incentives	69.69%
Incentive Points	1.56 – Maintenance 1.00 – CM @ Risk (OIG Approved on 9/16/2016) 1.04 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	75.29%

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 and grant accordingly.*

Consultants	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	Symmes Maini & McKee Associates, Inc.

Discussion

The existing facility, serving grades 9 -12, is a 360,150 square foot comprehensive/technical high school located on Highland Avenue in Somerville. The building is co-located on the historic 13 acre Central Hill site, along with Somerville City Hall built in 1852, and the municipal library built in 1914. The High School was constructed in various phases from 1895 to 2006. The proposed project is an addition and renovation project for students in grades 9-12, including grade 6-8 Next Wave and grade 9-12 Full Circle special education day and alternative education programs and 14 Chapter 74 Career Vocational Technical Educational programs.

The Department of Elementary and Secondary Education (“DESE”) has reviewed the District’s proposed programming offerings and is satisfied that the District’s planning for the Career/Vocational Technical Education Program offerings has been thorough and that the programs are viable.

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 \$255,982,704, which includes an estimated construction cost of \$199,051,710 (\$539/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$158,994,538, which excludes legal fees, ineligible costs associated with abatement of asbestos-containing floor materials and contaminated soils, costs associated with synthetic turf fields, site costs in excess of 8% of total building cost, construction costs in excess of \$312/sq. ft. plus eligible demolition and abatement, costs associated

with swing space, costs associated with mailing and moving, costs associated with ineligible construction area, costs in excess of the MSBA Fixtures, Furniture and Equipment cost caps, and owner's and construction contingency costs.

The reimbursement rate of 75.29%, which is included in the above recommendation is based upon the Community Poverty Factor Points that were allocated to the City of Somerville for Calendar Year 2015. If the Board of Directors has not authorized the Executive Director to use the Calendar Year 2015 points to calculate the reimbursement rate for the proposed Somerville High School Project, the total reimbursement rate using the Calendar Year 2017 Community Poverty Factor Points would decrease to 73.87%, and the grant amounts would be reduced accordingly.

Project Scope and Budget Agreement	Poverty Factor Points Calendar Year 17	Poverty Factor Points Calendar Year 15 Subject to Board vote
Enrollment: 1,590 Proposed Total Square Feet: 369,496	District's Proposed Project Budget	District's Proposed Project Budget
Project Budget ¹	\$241,546,035	\$241,546,035
Scope Exclusions/Ineligible Costs	\$82,551,497	\$82,551,497
Estimated Basis of Total Facilities Grant	\$158,994,538	\$158,994,538
Reimbursement Rate	73.87%	75.29%
Estimated Maximum Total Facilities Grant ²	\$117,449,265	\$119,706,988
Potentially eligible owner's and construction contingencies	\$5,653,233	(no difference)
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$4,176,043	\$4,256,319
Total Project Budget	\$255,982,704	(no difference)
Maximum Total Facilities Grant ³	\$121,625,308	\$123,963,307

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.

Based on using the CY 15 Poverty Factor Points, MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$119,706,988; however, the District may be eligible for up to an additional \$4,256,319 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 \$123,963,307 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Somerville High School.

If the Board of Directors has not authorized the Executive Director to use the Calendar Year 2015 Community Poverty Factor points to calculate the reimbursement rate for the proposed Somerville High School Project, MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$117,449,265; however, the District may be eligible for up to an additional \$4,176,043 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, if the Board of Directors has not authorized the Executive

Director to use the Calendar Year 2015 Community Poverty Factor points to calculate the reimbursement rate for the proposed Somerville High School Project, staff recommends a Maximum Total Facilities Grant of \$121,625,308 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Somerville High School.