

District: Blue Hills Regional Technical School District
 School Name: Blue Hills Regional Technical High School
 Recommended Category: Project Scope and Budget
 Date: August 16, 2017

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Blue Hills Regional Technical School District for a limited renovation and repair project at the Blue Hills Regional Technical High School.

District Information	
District Name	Blue Hills Regional Technical School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Blue Hills Regional Technical High School (9-12)
Priority School Name	Blue Hills Regional Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1966
Existing Square Footage	342,000
Additions	1976
Acreage of Site	34 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Windows
Original Design Capacity	Unknown
2016-2017 Enrollment	867
Agreed Upon Enrollment	900
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 900 students serving grades 9-12.

MSBA Board Votes	
Invitation to Eligibility Period	March 30, 2016
Invitation to Feasibility Study	July 20, 2016
Preferred Schematic Authorization	February 15, 2017
Project Scope & Budget Authorization	On August 23, 2017 Board agenda
Reimbursement Rate Before Incentives	53.53%
Incentive Points	1.36 – Maintenance 1.00 – CM @ Risk (Received OIG approval on November 22, 2016)
Total Reimbursement Rate	55.89%

Consultants	
Owner’s Project Manager (the “OPM”)	Dore & Whittier Management Partners, LLC
Designer	Drummey 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 \$84,862,768, which includes an estimated construction cost of \$70,509,857 (\$241/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$77,767,245, which excludes legal fees, ineligible costs associated with abatement of asbestos-containing floor materials, removal of fuel storage tanks, costs associated with ineligible square footage, costs associated with non-reimbursable work in the pool area and central plant building, costs associated with new bleachers and press box, commissioning cost of ineligible spaces, costs associated with mailing and moving, and owner's and construction contingency costs.

The MSBA will recover a portion of the commissioning consultant fees associated with ineligible square footage. The MSBA has calculated this recovery to be \$25,866 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: 900	District's Proposed
Proposed Total Square Feet: 292,400	Project Budget
Project Budget ¹	\$81,362,768
Scope Exclusions/Ineligible Costs	-\$3,595,523
Estimated Basis of Total Facilities Grant	\$77,767,245
Reimbursement Rate	55.89%
Estimated Maximum Total Facilities Grant before recovery ²	\$43,464,113
Cost Recovery	-\$25,866
Estimated Maximum Total Facilities Grant ²	\$43,438,247
Potentially eligible owner's and construction contingencies	\$1,710,197
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$955,829
Total Project Budget	\$84,862,768
Maximum Total Facilities Grant ³	\$44,394,076

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 \$43,438,247; however, the District may be eligible for up to an additional \$955,829 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 \$44,394,076 for the Project Scope and Budget Agreement and the Project Funding Agreement for a limited renovation and repair project at the Blue Hills Regional Technical High School.