

District: Cape Cod Regional Vocational Technical School District
 School Name: Cape Cod 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 Cape Cod Regional Vocational Technical School District to replace the existing Cape Cod Regional Technical High School with a new facility on the existing site.

District Information	
District Name	Cape Cod Regional Vocational Technical School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	N/A
Priority School Name	Cape Cod Regional Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1975
Existing Square Footage	214,000
Additions	2004 2009
Acreage of Site	67 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Building Envelope - Mechanical systems - Electrical systems - Plumbing systems - 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	623
Agreed Upon Enrollment	650
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 650 students serving grades 9-12.

MSBA Board Votes	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	September 30, 2015
Preferred Schematic Authorization	February 15, 2017
Project Scope & Budget Authorization	On August 23, 2017 Board agenda
Reimbursement Rate Before Incentives	42.20%

Incentive Points	1.25 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	45.45%

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”)	Colliers International
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 \$128,062,881, which includes an estimated construction cost of \$104,223,800 (\$472/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$90,855,177, which excludes: costs associated with the Grounds Keeping outbuilding; costs associated with the new septic system; 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 the removal of fuel storage tanks and associated contaminated soils; costs associated with the district offices; costs associated with mailing and moving; costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment; and owner’s and construction contingency costs.

In addition, the proposed demolition of the existing Cape Cod Regional Technical High School will result in the MSBA recovering a portion of state funds previously paid to the District for the Cape Cod Regional Technical High School Boiler Repair Project completed in November 2012. The MSBA has calculated this recovery of funds to be \$71,053, and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

And lastly, the MSBA will recover a portion of the commissioning consultant fees associated with ineligible square footage. The MSBA has calculated this recovery to be \$2,726 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: 650 Proposed Total Square Feet: 220,880	District’s Proposed Project Budget
Project Budget ¹	\$123,062,481
Scope Exclusions/Ineligible Costs	-\$32,207,304
Estimated Basis of Total Facilities Grant	\$90,855,177
Reimbursement Rate	45.45%
Estimated Maximum Total Facilities Grant before Recovery ²	\$41,293,678
Cost Recovery	-\$73,779
Estimated Maximum Total Facilities Grant ²	\$41,219,899

Project Scope and Budget Agreement	
Potentially eligible owner's and construction contingencies	\$2,915,938
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,325,294
Total Project Budget	
	\$128,062,881
Maximum Total Facilities Grant³	\$42,545,193

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 \$41,219,899; however, the District may be eligible for up to an additional \$1,325,294 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 \$42,545,193 for the Project Scope and Budget Agreement and the Project Funding Agreement to replace the existing Cape Cod Regional Technical High School with a new facility on the existing site.