

District: City of Attleboro
 School Name: Attleboro High School
 Recommended Category: Project Scope and Budget
 Date: February 7, 2018

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 Attleboro to replace the existing Attleboro High School with a new facility on the existing site.

District Information	
District Name	City of Attleboro
Elementary School(s)	Early Learning Center (PK) A. Irvin Studley Elementary School (K-4) Hill-Roberts Elementary School (K-4) Hyman Fine Elementary School (K-4) Peter Thacher Elementary School (K-4) Thomas Willett Elementary School (K-4)
Middle School(s)	Cyril K. Brennan Middle School (5-8) Robert J. Coelho Middle School (5-8) Wamsutta Middle School (5-8)
High School(s)	Attleboro Community Academy (10-12) Attleboro High School (9-12)
Priority School Name	Attleboro High School
Type of School	High School
Grades Served	9-12
Year Opened	1961
Existing Square Footage	428,700
Additions	1971
Acreage of Site	35 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Windows/Building envelope – Accessibility 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	Unknown
2016-2017 Enrollment	1,671
Agreed Upon Enrollment	1,725
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,725 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	November 18, 2015
Preferred Schematic Authorization	August 23, 2017
Project Scope & Budget Authorization	On February 14, 2018 Board agenda
Reimbursement Rate Before Incentives	62.04%
Incentive Points	1.61 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	66.65%

¹. Subject to the approval of the Office of the Inspector General for the District’s use of the Construction Manager at Risk construction delivery method for the Proposed Project and the District’s intention to actually use that construction delivery method for the Proposed Project, the MSBA has provisionally included one (1) incentive point. In addition, subject to the District’s intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA has also provisionally included two (2) incentive points. If the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District’s reimbursement rate, accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	Skanska USA Building, Inc.
Designer	Kaestle Boos Associates, Inc.

Discussion

The proposed project is for new construction to replace the existing Attleboro High School on the existing site for students in grades 9-12. The proposed project includes the Attleboro Community Academy, an alternative High School with day and evening programs that provide an alternative path to a high school diploma, a 12+ Transition Program that serves students between the ages of 18-21 with developmental disabilities, the Network Program, a public day program, and 18 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 \$259,918,180, which includes an estimated construction cost of \$223,088,312 (\$468/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$188,285,149, which excludes: construction costs for ineligible site work associated with photovoltaic system in the parking area; ineligible costs associated with abatement of asbestos-containing floor materials; site costs in excess of 8% of total building cost; ineligible areas associated with central administration, auditorium and various spaces in excess of guidelines; construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement; costs associated with mailing and moving; and owner’s and construction contingency costs.

The reimbursement rate of 62.04%, which is included in the above recommendation, is based upon the Community Poverty Factor Points that were allocated to the City of Attleboro for Calendar Year 2018.

Project Scope and Budget Agreement	
Enrollment: 1,725 Proposed Total Square Feet: 476,425	District's Proposed Project Budget
Project Budget ¹	\$256,517,297
Scope Exclusions/Ineligible Costs	-\$68,232,148
Estimated Basis of Total Facilities Grant	\$188,285,149
Reimbursement Rate	66.65%
Estimated Maximum Total Facilities Grant Before Cost Recovery ²	\$125,492,052
Cost Recovery	-\$1,215,489
Estimated Maximum Total Facilities Grant ²	\$124,276,563
Potentially eligible owner's and construction contingencies	\$3,400,883
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$2,266,689
Total Project Budget	\$259,918,180
Maximum Total Facilities Grant ³	\$126,543,252

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 \$124,276,563; however, the District may be eligible for up to an additional \$2,266,689 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 \$126,543,252 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Attleboro High School with a new facility on the existing site.