

District: City of Fall River  
 School Name: B.M.C. Durfee 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 Fall River to replace the existing B.M.C. Durfee High School on the existing site while maintaining and renovating the existing high school athletic complex.

<b>District Information</b>	
District Name	City of Fall River
Elementary School(s)	Carlton M. Viveiros Elementary School (K-5) Henry Lord Community School (PK-8) James Tansey Elementary School (K-5) John J. Doran School (PK-8) Letourneau Elementary School (PK-5) Mary Fonseca Elementary School (K-5) North End Elementary School (PK-5) Samuel Watson Elementary School (K-5) Spencer Borden Elementary School (K-5) Stone Day School (2-8) William S. Greene Elementary School (PK-5)
Middle School(s)	Matthew J. Kuss Middle School (6-8) Morton Middle School (6-8) Resiliency Middle School (6-9) Talbot Innovation School (6-8)
High School(s)	B.M.C. Durfee High School (9-12) Fall River Gateway to College (11-12) Resiliency Preparatory School (9-12)
Priority School Name	B.M.C. Durfee High School
Type of School	High School
Grades Served	9-12
Year Opened	1978
Existing Square Footage	573,210
Additions	N/A
Acreage of Site	63.68 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Structural integrity</li> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Envelope</li> <li>- Windows</li> <li>- Roof</li> <li>- Accessibility</li> </ul>

<b>District Information</b>	
	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
2015-2016 Enrollment	2,123
Agreed Upon Enrollment	2,570
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 2,570 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
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	80.00%
Incentive Points	1.50 – Maintenance 1.00 – CM @ Risk
Total Reimbursement Rate <sup>1,2</sup>	80.00%

- 1. The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method.*
- 2. By statute, 80% is the District's maximum reimbursement rate and the District's base reimbursement rate is 80.00% before applying any incentive points.*

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	Leftfield, LLC
Designer	Ai3 Architects

## **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 \$263,494,125, which includes an estimated construction cost of \$217,839,610 (\$424/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$207,195,706, which excludes legal fees, OPM fees associated with the renovation of the pool area, Designer fees associated with the renovation of the pool area, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement, ineligible costs associated with the pool area, health and physical educational and other spaces beyond guidelines, costs associated with mailing and moving, and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 2,570 Proposed Total Square Feet: 501,330	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$255,028,465
Scope Exclusions/Ineligible Costs	-\$47,832,759
Estimated Basis of Total Facilities Grant	\$207,195,706
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$165,756,565
Cost Recovery	-\$671,665
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$165,084,900
Potentially eligible owner's and construction contingencies	\$6,500,712
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$5,200,570
Total Project Budget	\$263,494,125
Maximum Total Facilities Grant <sup>3</sup>	\$170,285,470

<sup>1</sup> Does not include owner's or construction contingencies.

<sup>2</sup> Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

<sup>3</sup> 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 \$165,084,900; however, the District may be eligible for up to an additional \$5,200,570 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 \$170,285,470 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing B.M.C. Durfee High School on the existing site while maintaining and renovating the existing high school athletic complex.