

District: Town of Belmont
 School Name: Belmont High School
 Recommended Category: Project Scope and Budget
 Date: August 22, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Belmont for an addition and renovation project at the Belmont High School.

District Information	
District Name	Town of Belmont
Elementary Schools	Roger E. Wellington Elementary School (PK-4) Daniel Butler Elementary School (K-4) Mary Lee Burbank Elementary School (K-4) Winn Brook Elementary School (K-4)
Middle School	Winthrop L. Chenery Middle School (5-8)
High School	Belmont High School (9-12)
Priority School Name	Belmont High School
Type of School	High School
Grades Served	9-12
Year Opened	1970
Existing Square Footage	257,120
Additions	N/A
Acreage of Site	38 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – 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 and projected overcrowding.
Original Design Capacity	Unknown
2017-2018 Enrollment	1,294
Agreed Upon Enrollment	2,215
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 2,215 students serving grades 7-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016

Invitation to Feasibility Study	November 9, 2016
Preferred Schematic Authorization	June 27, 2018
Project Scope & Budget Authorization	On August 29, 2018 Board agenda
Reimbursement Rate Before Incentives	35.42%
Incentive Points	2.00 – Maintenance 1.00 – CM @ Risk (Received IG Approval April 20, 2018) 0.24 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	40.66%

¹The 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”)	Daedalus Projects, Inc.
Designer	Perkins+Will

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 \$295,159,189, which includes an estimated construction cost of \$236,647,607 (\$532/sq. ft.). The estimated Basis of Total Facilities Grant would be \$191,721,317, which excludes legal fees; designer and OPM fees associated with the ineligible pool, gymnasium and auditorium; ineligible costs associated with local permitting reviews; ineligible costs associated with abatement of asbestos-containing floor materials; ineligible costs associated with geothermal and photovoltaic systems; site costs in excess of 8% of total building cost; construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement; costs associated with the demolition and abatement of the 1910 Fieldhouse and pool; costs associated with swing space; costs associated with mailing and moving; any ineligible site work associated with the skating rink and off site street improvements; costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment; costs in excess of the \$1,200 per student allowance for technology; costs associated with the commissioning of ineligible square footage; and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 2,215	District’s Proposed
Proposed Total Square Feet: 445,100	Project Budget
Project Budget ¹	\$278,959,189
Scope Exclusions/Ineligible Costs	-\$87,237,872
Estimated Basis of Total Facilities Grant	\$191,721,317
Reimbursement Rate	40.66%
Estimated Maximum Total Facilities Grant before Cost Recovery	\$77,953,887
Cost Recovery	-\$47,227
Estimated Maximum Total Facilities Grant ²	\$77,906,660
Potentially eligible owner’s and construction contingencies	\$6,732,952

Potential additional grant funds for eligible owner's and construction contingency expenditures	\$2,737,618
Total Project Budget	\$295,159,189
Maximum Total Facilities Grant ^{3,4}	\$80,644,278

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.

⁴Maximum Total Facilities Grant will be allocated in part to FY '19 Grant Cap, and in part to future available Grant Cap Space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$77,906,660; however, the District may be eligible for up to an additional \$2,737,618 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 \$80,644,278 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Belmont High School.