

District: Pentucket Regional School District  
 School Name: Pentucket Regional High School  
 Recommended Category: Project Scope and Budget  
 Date: April 3, 2019

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Pentucket Regional School District (the “District”) to replace the existing Pentucket Regional High School and the existing Pentucket Regional Middle School with a new District-wide grades 7-12 middle/high school on the existing site.

<b>District Information</b>	
District Name	Pentucket Regional School District
Elementary School(s)	Dr. Frederick N. Sweetsir School (PK-2) Dr. John C. Page School (PK-6) Elmer S. Bagnall School (PK-6) Helen R. Donaghue School (3-6)
Middle School(s)	Pentucket Regional Middle School (7-8)
High School(s)	Pentucket Regional High School (9-12)
Priority School Name	Pentucket Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1958
Existing Square Footage	208,000
Additions	1993 Addition 2001 4 modular classrooms
Acreage of Site	54 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Envelope</li> <li>– HVAC</li> <li>– Windows</li> <li>– Accessibility</li> </ul> In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program due to existing and projected overcrowding.
Original Design Capacity	Unknown
2018-2019 Enrollment	740
Agreed Upon Enrollment	965
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 965 students serving grades 7-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	May 25, 2016
Invitation to Feasibility Study	November 9, 2016
Preferred Schematic Authorization	October 31, 2018
Project Scope & Budget Authorization	On April 10, 2019 Board agenda
Reimbursement Rate Before Incentives	52.89%
Incentive Points	1.74 – Maintenance 1.00 – CM @ Risk <sup>1</sup> 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	57.63%

<sup>1</sup>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 that the District actually uses 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.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Vertex Companies, Inc.
Designer	Dore & Whittier Architects, 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 \$146,332,328 which includes an estimated construction cost of \$118,540,836 (\$560/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$92,157,587, which excludes legal fees; Designer fees in excess of 10% of construction costs; OPM and Designer fees associated with ineligible gymnasium space; costs for the abatement and removal of hazardous materials associated with identified ineligible scope; site costs in excess of 8% of total building cost; cost associated with the new stadium and associated out buildings; construction costs in excess of \$333/sq. ft.; construction costs associated with ineligible area in Core Academic, Physical Education, Art & Music, and Administration & Guidance categories; cost associated with District Offices; costs associated with mailing and moving; 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; construction contingency costs; and costs associated with the commissioning of ineligible square footage.

Additionally, the proposed demolition of the existing Pentucket Regional Middle School will result in the MSBA recovering a portion of state funds previously paid to the District for the Pentucket Regional Middle School roof and boiler Accelerated Repair Project completed in November 2014. The MSBA has calculated this recovery of funds to be \$350,113, and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant, along with a deduction of \$8,000 for the cost of commissioning ineligible square feet in the new building.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 965 Proposed Total Square Feet: 211,700	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$139,931,123
Scope Exclusions/Ineligible Costs	-\$47,773,536
Estimated Basis of Total Facilities Grant	\$92,157,587
Reimbursement Rate	57.63%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$53,110,417
Cost Recovery	-\$358,113
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$52,752,304
Potentially Eligible Owner's and Construction Contingencies	\$2,370,816
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,366,301
Total Project Budget	\$146,332,328
Maximum Total Facilities Grant <sup>3,4</sup>	\$54,118,605

<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.

<sup>4</sup>Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$52,752,304; however, the District may be eligible for up to an additional \$1,366,301 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 \$54,118,605 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Pentucket Regional High School and the existing Pentucket Regional Middle School with a new District-wide grades 7-12 middle/high school on the existing site.