District: Norton
School Name: Norton High School
Recommended Category: Project Scope and Budget
Date: June 8, 2011

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 Norton for an addition and renovation project at the existing Norton High School.

District Information	
District Name:	Town of Norton
Elementary Schools:	(3) – Nourse Elementary (Pre-K-3) – Solmonese Elementary (K-3) – Yelle Elementary (4-5)
Middle Schools:	(1) – Norton Middle
High School:	(1) – Norton High
Priority School Name:	Norton High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1971
Total Square Footage:	130,000 sf
Additions:	none
Acreage of Site:	55 acres
Building Issues:	The District identified deficiencies in the following areas: - Accessibility compliance issues - Severe overcrowding - Heating for the entire building is electric. HVAC system utilizes electrical univents for heating and air exchange resulting in high replacement rates and cost. - Antiquated science labs - Cracking floor tiles contain asbestos - Shortage of special education classrooms - General circulation issues during class transition periods In addition, the District reported overcrowding and potential loss of accreditation by the NEASC.
Original Design Capacity:	750 students
2009-2010 Enrollment:	742
Agreed Upon Enrollment:	700
Enrollment Specifics:	The District and MSBA have reached a mutually agreed upon design enrollment of 700 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study:	September 30, 2009
Preferred Schematic Authorization:	March 30, 2011
Project Scope & Budget Authorization:	District anticipates being on the June 8, 2011 Board meeting agenda.

Consultants	
Owner's Project Manager:	Pinck & Co., Inc.
Designer:	JCJ Architecture, PC

Discussion:

MSBA staff has reviewed the documents provided by the District and has met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of $34,589,955 which includes an estimated construction cost of $27,023,541. The basis of the Total Facilities Grant would be $33,350,525, which excludes legal fees, Owner's insurance, designer basic services costs in excess of 10% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, off-site sewer costs, local water permit fee, costs associated with mailing and moving, and soft costs in excess of 20% of the construction costs.

Project Scope & Budget Agreement		
Design Enrollment: 700 Total Gross Square Feet: 162,405	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	$34,589,955	$33,350,525
Project Cost per square foot:	$213	$205
Total Construction Budget:	$27,023,541	$26,322,618
Construction Cost per square foot*:	$166	$162
Reimbursement Rate**:		64.42%
Total Facilities Grant (based on 64.42%):		$21,484,408

* Does not include Construction Contingency.

** The Reimbursement rate of 64.42% for the project includes one (1) incentive point for the Construction Manager at Risk and is contingent on the District receiving approval from the Office of the Inspector General to utilize the Construction Manager at Risk construction delivery method. If the District ultimately does not use the Construction Manager at Risk construction delivery method, one (1) point shall be deducted from the 64.42% rate.

MSBA staff recommends a maximum Total Facilities Grant of $21,150,903 for the Project Scope and Budget Agreement and Project Funding Agreement for the renovation and addition project at Norton High School and that the Board of Directors authorize an increase of the Total Maximum Facilities Grant to up to $21,484,408 in the event that the District receives approval to utilize the Construction Manager at Risk construction delivery method for this project.