District: Quincy
School Name: Quincy Central Middle School
Recommended Category: Project Scope and Budget
Date: March 30, 2011

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 Quincy to build a new Central Middle School as part of the MSBA's Model School program.

District Information	
District Name:	City of Quincy
Elementary Schools:	11 - Atherton Hough (K-5) - Beechwood Knoll Elementary (K-5) - Charles a Bernazzani Elementary (K-4) - Clifford H Marshall Elementary (K-4) - Francis W Parker (K-5) - Lincoln-Hancock Comm School (PreK-4) - Merrymount (K-5) - Mountclair (K-5) - Snug Harbor Comm School (PreK-5) - Squantum (K-5) - Wollaston School (K-5)
Middle Schools:	5 - Atlantic Middle (6-8) - Broad Meadows Middle (6-8) - Central Middle (6-8) - Point Webster Middle (5-8) - Reay E Sterling (5-8)
High Schools:	2 - Quincy High School (9-12) - North Quincy High School (9-12)
Priority School Name:	Quincy Central Middle School
Type of School:	Middle
Grades Served:	6-8
Year Opened:	1894
Total Square Footage:	127,354 Total Square Feet
Additions:	1907, 1954, 1988
Acreage of Site:	1.96 acres
Building Issues:	The District noted deficiencies in the following areas: - Structural - Envelope - Windows - Air Quality issues - HVAC - Plumbing

District Information	
	- ADA accessibility In addition to physical plant issues, the District has indicated that the educational spaces are significantly undersized.
Original Design Capacity:	489 (estimated)
2010-2011 Enrollment:	559
Agreed Upon Enrollment:	620 (grades 6-8)
Enrollment Specifics:	620 (grades 6-8)

MSBA Board Votes	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	November 17, 2010
Project Scope & Budget Authorization:	March 30, 2011

Consultants	
Owners Project Manager:	Tishman Construction Corporation
Designer:	Ai3 Architects, LLC

Discussion:

MSBA staff have reviewed the schematic drawings and specifications provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of $50,000,265, which includes an estimated construction cost of $32,607,101. The basis of the Total Facilities Grant would be $41,246,027, which excludes legal fees, OPM basic services cost in excess of 3.5% of construction costs, model school designer basic services costs in excess of 5.75% of construction costs, site acquisition related costs, ineligible hazardous material abatement costs, ineligible existing building demolition costs, site work costs over 8% of the building construction costs, and mailing and moving costs.

Quincy Central Middle School 620 Students 114,975 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	$50,000,265	$41,246,027
Project Cost per square foot	$435/SF	$359/SF
Total Construction Budget	$32,607,101	$31,989,816
Construction Cost per square foot*	$284/SF	$278/SF
Reimbursement Rate		80.00%
Maximum Total Facilities Grant		$32,996,822

* Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of $32,996,822 for the Project Scope and Budget Agreement and Project Funding Agreement for the new Model School construction of the Quincy Central Middle School.