District: Southeastern Regional Vocational Technical
School Name: Southeastern Regional Vocational Technical High 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 Southeastern Regional Vocational Technical District to construct additions and renovations at the existing High School.

| **District Information** | |
|---|---|
| District Name: | Southeastern Regional Vocational Technical |
| Elementary/Middle Schools: | None |
| High School: | 1 – Southeastern Regional Vocational Technical High School |
| Priority School Name: | Southeastern Regional Vocational Technical High School |
| Type of School: | Vocational Technical High School |
| Grades Served: | 9-12 |
| Year Opened: | 1965 |
| Total Square Footage: | 298,160 |
| Additions: | 1975 3-story addition |
| Acreage of Site: | The site is 162 acres in total; 80+/- are considered wetlands and are not buildable. |
| Building Issues: | The District identified deficiencies in the following areas:<br>- Roof<br>- Windows<br>- Fire Suppression<br>- Electrical<br>- HVAC<br>- Accessibility compliance issues<br>In addition to physical plant issues, the District identified programmatic deficiencies in the following areas:<br>- Science<br>- Vocational Spaces<br>- Gymnasium<br>- Library<br>- Arts |
| Original Design Capacity: | Unknown |
| 2010-2011 Enrollment: | 1,262 |
| Agreed Upon Enrollment: | 1,370 |
| Enrollment Specifics: | A mutually agreed upon enrollment of 1,370 students serving grades 9-12. |

| **MSBA Board Votes** | |
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| Invitation to Feasibility Study: | July 29, 2009 |
| Preferred Schematic Authorization: | November 17, 2010 |
| Project Scope & Budget Authorization: | March 30, 2011 |

| **Consultants** | |
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| Owners Project Manager: | RF Walsh Collaborative Partners |
| Designer: | Drummey Rosane Anderson, Inc. |

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 $32,997,475, which includes an estimated construction cost of $26,576,567. The basis of the Total Facilities Grant would be $32,485,759, which excludes design fees and construction costs associated with ineligible spaces intended for the existing Southeastern Technical Institute (STI) post secondary program.

The District is proposing two alternates: a courtyard and parking lot improvement with a total estimated budget of $1,282,812. As the District does not intend to pursue these alternates unless it can be done within the existing budget, the estimated cost for these alternates is not included in either the Total Project Budget or the Estimated Basis of Total Facilities Grant. The MSBA may participate in costs associated with the parking lot improvements, subject to the MSBA's cap on site costs of 8% of building costs. All costs associated with the proposed court yard and all site related costs in excess of 8% of building costs, however, are categorically ineligible for reimbursement and would be 100% borne by the District, in accordance with MSBA policy.

| Southeastern Regional Vocational Technical High School<br>1,370 Students<br>Total Gross Square Feet: 309,760<br>Renovated Gross Square Feet: 292,800<br>New Gross Square Feet: 16,960 | District's Proposed Total Project Budget | Basis of Total Facilities Grant |
|---|---|---|
| Total Project Budget: | $32,997,475 | $32,485,759 |
| Cost per square foot: | $107/SF | $105/SF |
| Total Construction Budget: | $26,576,567 | $26,085,734 |
| Cost per square foot:* | $86/SF | $85/SF |
| Reimbursement Rate:** | | 80.00% |
| Maximum Total Facilities Grant: | | $25,988,607 |

* Does not include Construction Contingency

**The Reimbursement Rate of 80.00% for the project is the maximum reimbursement rate allowed by G.L. c. 70B. Because of this statutory maximum reimbursement rate of 80%, the District shall not be eligible for one (1) additional incentive reimbursement point if it receives final approval to utilize the Construction Manager at Risk construction delivery method.

MSBA staff recommends a Maximum Total Facilities Grant of $25,988,607 for the Project Scope and Budget Agreement and Project Funding Agreement for the Southeastern Regional Vocational Technical High School project.