District:	West Springfield
School Name:	West Springfield 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 the Town of West Springfield to build a new West Springfield High School as part of the MSBA's Model School program.

District Info	
District Name:	Town of West Springfield
Elementary Schools:	(6) - Ashley (Pre-K – K) - Coburn (K-5) - Fausey (1-5) - Memorial (1-5) - Mittineague (1-5) - Tatham (1-5)
Middle Schools:	1 – (6-8)
High Schools:	1 – (9-12)
Priority School Name:	West Springfield High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1955
Total Square Footage:	270,000
Additions:	1965
Acreage of Site:	64-acre
Building Issues:	The District noted deficiencies in the following areas: - Antiquated mechanical, electrical, and plumbing systems - Accessibility In addition to the physical plant issues, the District reported that the existing sprawling facility has issues with circulation, educational adjacencies, and outdated and inadequate science laboratories, and it limits opportunities in the delivery of its house-based educational program.
Original Design Capacity:	N/A
2009-2010 Enrollment:	1,316
Agreed Upon Enrollment:	1,270
Enrollment Specifics	A mutually agreed upon design enrollment of 1,270 students serving grades 9-12.

MSBA Votes	
Invitation to Feasibility Study:	September 30, 2009
Invitation to Participate in the Model School Program:	November 18, 2009
Project Scope & Budget Authorization:	March 30, 2011

Consultants	
Owner's Project Manager:	Strategic Building Solutions, LLC
Designer:	Symmes Maini & McKee Associates, Inc.

Discussion

MSBA staff have reviewed the schematic drawings, specifications, and cost estimates 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 $107,559,319, which includes four alternates proposed by the District: separate maintenance building; pool; track, field and concessions; and, tennis courts with a total estimated budget of $14,230,024. All costs associated with the proposed alternates, if utilized, are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District.

The District is proposing a total project budget without alternates of $93,329,295, which includes an estimated construction cost of $73,295,000. The basis of the Total Facilities Grant would be $86,010,363, which, pursuant to MSBA regulations and policies, excludes costs associated with OPM basic services in excess of 3.5% of construction costs, model school designer basic services cost in excess of 4.95% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, potential abatement of oil contaminated soil, removal of an existing underground storage tank, site costs in excess of 8% of the building construction costs, mailing and moving costs, and FF&E costs over the allowance of $2,400 per student.

Project Scope & Budget Agreement		
Design Enrollment: 1,270 Total Gross Square Feet: 257,525	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	$107,559,319	$86,010,363
Project Cost per square foot:	$418	$334
Total Construction Budget:	$73,295,000	$67,859,236
Construction Cost per square foot:*	$285	$264
Reimbursement Rate:		80.00%
Maximum Total Facilities Grant:		$68,808,291

*Does not include Construction Contingency

MSBA staff recommends a Total Maximum Facilities Grant of $68,808,291 for the Project Scope and Budget Agreement and Project Funding Agreement for the new Model School construction of the West Springfield High School.