District: Assabet Valley Regional Technical School District
School Name: Assabet Valley Regional Technical High School
Recommended Category: Project Scope and Budget
Date: November 9, 2011

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Assabet Valley Regional Technical School District for a repair/renovation project at the Assabet Valley Regional Technical High School.

The Assabet Valley Regional School District has requested an extension of the 120-day deadline to acquire local approval for the appropriation of funds for the proposed project. The District includes a total of seven (7) member communities, including the City of Marlborough and the towns of Berlin, Hudson, Maynard, Northborough, Southborough, and Westborough, and requests an extension of up to 107 days beyond the 120 day deadline, to June 30, 2012, in order to accommodate anticipated town meeting schedules.

District Information	
District Name	Assabet Valley Regional Technical School District
Elementary School	N/A
Middle School	N/A
High School	Assabet Valley Regional Technical High School
Priority School Name	Assabet Valley Regional Technical High School
Type of School	Regional Vocational/Technical High School
Grades Served	9-12
Year Opened	1973
Total Square Footage	367,565
Additions	None
Acreage of Site	90 Acres
Building Issues	The District noted deficiencies in the following areas: - Envelope - Windows and exterior doors - Mechanical systems - Plumbing systems - Lighting systems - Roof - Accessibility In addition to physical plant issues, the District has reported the need to address the infrastructure associated with its science classrooms/labs.
Original Design Capacity	Unknown
2010-2011 Enrollment	997
Agreed Upon Enrollment	1,000
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,000 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	July, 29, 2009
Preferred Schematic Authorization	March 21, 2011
Project Scope & Budget Authorization	November 16, 2011
Reimbursement Rate Before Incentives	53.48%

Consultants	
Owner's Project Manager	Strategic Building Solutions
Designer	Design Partnership, Inc.

Discussion

The District and its consultants have proposed a base scope of work for the project consisting of repairs and upgrades to multiple building systems including, roof, electrical, lighting, technology/ security, HVAC, windows, façade, plumbing systems, life safety systems, and fire suppression. The base scope also includes renovations and upgrades to the existing science classrooms as well as work required to bring the facility into compliance with both Massachusetts Architectural Access Board and American with Disabilities Act code requirements. Within the base scope of work, the District included a modified built-up roofing system but is planning on including an EPDM roofing system as a deduct alternate as a precaution against the potential for an unanticipated increase in the actual bid price.

MSBA staff have 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 $62,434,488 which includes an estimated construction cost of $50,755,300. The basis of the Total Facilities Grant would be $61,891,352, which excludes legal fees, bond fees, ineligible costs associated with abatement of asbestos-containing floor materials, mailing and moving, and all costs associated with swing space.

Project Scope & Budget Agreement		
Design Enrollment: 1,000 Total Gross Square Feet: 367,565	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	$62,434,488	$61,891,352
Project Cost per square foot	$170	$168
Total Construction Budget	$50,755,300	$50,702,164
Construction Cost per square foot*	$138	$138
Reimbursement Rate		53.48%
Total Facilities Grant (based on 53.48 %)		$33,099,495

** Does not include construction contingency*

MSBA staff recommend a maximum Total Facilities Grant of $33,099,495 for the Project Scope and Budget Agreement and Project Funding Agreement for the repair/renovation project at the Assabet Valley Regional High School.