District: Somerset-Berkley Regional School District
School Name: Somerset-Berkley Regional 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 Somerset-Berkley Regional School District for the construction of a new Somerset-Berkley Regional High School on the existing Somerset High School site, as part of the MSBA's Model School Program.

District Information	
District Name	Somerset-Berkley Regional School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Somerset-Berkley Regional High School (9-12)
Priority School Name	Somerset-Berkley Regional High School (previously Somerset High School, prior to Regionalization agreement with the Town of Berkley)
Type of School	High School
Grades Served	9-12
Year Opened	1936 (Somerset High School)
Total Square Footage	211,500
Additions	Additions in the 1950's, 1967, and a renovation completed in 2009
Acreage of Site	33.1 acres
Building Issues	The District noted deficiencies in the following areas: - Windows - Ventilation systems - Roof system In addition to the physical plant issues, the District reported educational programs are compromised by space restraints and equipment deficiencies.
Original Design Capacity	Unknown
2010-2011 Enrollment	962 (Somerset High School)
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 participate in the Model School Program	March 25, 2009
Preferred Schematic Authorization	N/A
Project Scope & Budget Authorization	November 16, 2011

Reimbursement Rate Before Incentives	53.32%

Consultants	
Owner's Project Manager	Skanska USA Building, Inc
Designer	Ai3 Architects, LLC

Discussion

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 $82,826,617, which includes an estimated construction cost of $66,840,822. The basis of the Total Facilities Grant would be $74,198,010, which excludes legal fees, designer basic services fees associated with the construction alternates and those fees in excess of 4% of the estimated construction cost, eligible site costs in excess of 8% of the estimated construction cost, costs associated with abatement/removal of asbestos-containing floor materials, costs associated with mailing and moving, Furnishings, Fixtures, and Equipment costs in excess of $2,400 per student, and $3,009,177 in costs associated with construction alternates. There may be some OPM fees associated with the design and construction of the alternates, which are not identified at this time but would be ineligible for reimbursement by the MSBA.

Project Scope & Budget Agreement		
Design Enrollment: 1,000 Total Gross Square Feet: 222,826	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	$82,826,617	$74,198,010
Project Cost per square foot	$372	$333
Total Construction Budget	$66,840,822	$63,018,377
Construction Cost per square foot*	$300	$283
Reimbursement Rate		67.48%
Total Facilities Grant (based on 67.48%)		$50,068,817

** Does not include construction contingency*

MSBA staff recommend a maximum Total Facilities Grant of $50,068,817 for the Project Scope and Budget Agreement and Project Funding Agreement to build a new Somerset-Berkley Regional High School, on the site of the existing Somerset High School, as part of the MSBA's Model School Program.