District: Town of Wilmington
School Name: Wilmington 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 Town of Wilmington to replace the existing Wilmington High School with the construction of a new high school serving grades 9-12 on the existing site.

District Information	
District Name	Town of Wilmington
Elementary School(s)	Boutwell Early Childhood Center (PK-K) Wildwood Early Childhood Center (PK-K) Shawsheen Elementary School (1-3) Woburn Street Elementary School (1-3) North Intermediate School (3-5) West Intermediate School (3-5)
Middle School	Wilmington Middle School (6-8)
High School	Wilmington High School (9-12)
Priority School Name	Wilmington High School (9-12)
Type of School	High School
Grades Served	9-12
Year Opened	1950
Total Square Footage	154,000
Additions	The building was originally constructed in 1950 with several addition and renovation projects in 1954, 1958, 1986, 1990, and 2002.
Acreage of Site	27.9 acres
Building Issues	The District noted deficiencies with the following: - Exterior Envelope - Roofing - HVAC - Plumbing - Electrical - Accessibility In addition to the physical plant issues, the District reported that undersized programmatic spaces inhibit delivery of its educational program.
Original Design Capacity	Unknown
2010-2011 Enrollment	980
Agreed Upon Enrollment	960
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 960 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility	September 30, 2009

Study	
Preferred Schematic Authorization	July 27, 2011
Project Scope & Budget Authorization	November 16, 2011
Reimbursement Rate Before Incentives	50.58%

Consultants	
Owner's Project Manager	Joslin, Lesser & Associates, Inc.
Designer	Dore & Whittier Architects, Inc.

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 $82,688,115 which includes an estimated construction cost of $64,408,261. The basis of the Total Facilities Grant would be $68,840,813, which excludes OPM and designer fees associated with alternates and hazardous materials, cost associated with the abatement and removal of flooring material containing asbestos, site work exceeding 8% of the estimated construction cost, and costs associated with project alternates.

Project Scope & Budget Agreement		
Design Enrollment: 960 Total Gross Square Feet: 192,443	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	$82,688,115	$68,840,813
Project Cost per square foot	$430	$358
Total Construction Budget	$64,408,261	$54,010,050
Construction Cost per square foot*	$335	$281
Reimbursement Rate		55.19%
Total Facilities Grant (based on 55.19%)		$37,993,245

** Does not include construction contingency*

MSBA staff recommend a maximum Total Facilities Grant of $37,993,245 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Wilmington High School with the construction of a new high school serving grades 9-12 on the existing site. The reimbursement rate includes one (1) incentive reimbursement point based on the state's Inspector General's approval dated August 3, 2011 for the District to utilize the Construction Manager-at-Risk construction delivery method.