District: Town of Holbrook
School Name: Holbrook Junior-Senior High School
Recommended Category: Project Scope and Budget
Date: July 23, 2014

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 Holbrook to replace the existing Holbrook Junior-Senior High School, the South Elementary School, and the John F. Kennedy Elementary School with a new K-12 facility on the existing site of the Holbrook Junior-Senior High School.

District Information	
District Name	Town of Holbrook
Elementary School(s)	John F. Kennedy School (PK-3) South Elementary School (4-6)
Middle School(s)	N/A
High School(s)	Holbrook Junior-Senior High School (7-12)
Priority School Name	Holbrook Junior-Senior High School
Type of School	Junior-Senior High School
Grades Served	7-12
Year Opened	1956
Existing Square Footage	96,440
Additions	N/A
Acreage of Site	36.67 acres
Building Issues	The District identified deficiencies in the following areas: – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2013-2014 Enrollment	480 (7-12)
Agreed Upon Enrollment	1,095 (K-12)
Enrollment Specifics	The Town and MSBA have mutually agreed upon a design enrollment of 1,095 students for grades K-12, for a project that will serve grades PK-12.

MSBA Board Votes	
Invitation to Feasibility Study	November 28, 2007
Re-categorization from Feasibility Study to Eligibility Period	January 25, 2012
Invitation to Feasibility Study	October 3, 2012
Preferred Schematic Authorization	March 26, 2014
Project Scope & Budget Authorization	On July 30, 2014 Board agenda
Reimbursement Rate Before Incentives	64.82%
Incentive Points	1.30 – Maintenance 1.00 – CM @ Risk[1] 2.00 – Energy Efficiency – "Green Schools" [1]
Total Reimbursement Rate[1]	69.12%

[1] *The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. The MSBA also has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not receive approval for the Construction Manager at Risk delivery method and/or does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner's Project Manager	Symmes Maini & McKee Associates
Designer	Flansburgh Architects

Discussion

MSBA staff 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 $102,967,198 which includes an estimated construction cost of $79,835,240 ($367/sf). The Estimated Basis of Total Facilities Grant would be $79,058,102, which excludes OPM fees in excess of 3.5% of construction costs, Designer fees in excess of 10% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, construction costs in excess of $287/sf plus eligible demo and abatement, costs associated with ineligible site work and district offices, and owners and construction contingency costs.

The District is proposing an unheated maintenance building, a concession stand, and separate restrooms as part of the proposed project. The total estimated construction cost for these facilities is $404,800 which is in addition to the construction cost presented above. The District considers these items to be part of the proposed project. Therefore, associated costs are included in the District's Total Project Budget. All costs associated with these facilities are categorically ineligible for reimbursement and are excluded from the estimated basis of Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,095 Total Square Feet: 217,353	District's Proposed Project Budget
Project Budget[1]	$98,152,796
Scope Exclusions/Ineligible Costs	-$19,094,694
Estimated Basis of Total Facilities Grant	$79,058,102
Reimbursement Rate	69.12%
Estimated Maximum Total Facilities Grant[2]	$54,644,960
Potentially eligible owner's and construction contingencies	$1,600,752
Potential additional grant funds for eligible owner's and construction contingency expenditures	$1,106,440
Total Project Budget	$102,967,198
Maximum Total Facilities Grant[3]	$55,751,400

[1] *Does not include owner's or construction contingencies.*

[2] *Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.*

[3] *Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of $54,644,960; however, the District may be eligible for up to an additional $1,106,440 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of $55,751,400 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Holbrook Junior-Senior High School, the South Elementary School, and the John F. Kennedy Elementary School with a new K-12 facility on the existing site of the Holbrook Junior-Senior High School.