District: South Shore Regional Vocational Technical School District
School Name: South Shore Regional Vocational Technical High School
Recommended Category: Project Scope and Budget
Date: October 23, 2024

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the South Shore Regional Vocational Technical School District (the "District") to replace the existing South Shore Regional Vocational Technical High School with a new facility to be located on the site of the existing school.

District Information	
District Name	South Shore Regional Vocational Technical School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	South Shore Regional Vocational Technical High School
Priority School Name	South Shore Regional Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1962
Existing Square Footage	125,000
Additions	N/A
Acreage of Site	35 acres
Building Issues	The District identified deficiencies in the following areas: • Mechanical systems • Electrical systems • Plumbing systems • Windows • Roof In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2023-2024 Enrollment	667
Agreed Upon Enrollment	900
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 900 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	October 26, 2022
Preferred Schematic Authorization	April 24, 2024
Project Scope & Budget Authorization	On October 30, 2024 Board agenda

Reimbursement Rate Before Incentives	55.00%
Incentive Points	1.81 – Maintenance 1.05 – Newly Formed Regional School District 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	61.86%

[1]*The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner's Project Manager (the "OPM")	Leftfield, LLC
Designer	Drummey Rosane Anderson, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the scope and budget. The District has provided a Total Project Budget of $276,449,480, which includes an estimated construction cost of $223,603,801 ($892/sq. ft.). The Estimated Basis of Total Facilities Grant would be $177,711,041, which excludes the following: OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with asbestos-containing floor material and ceiling tile abatement; costs associated with scope excluded site work; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with mailing and moving; costs exceeding the $1,200 per student allowance for furniture, fixtures, and equipment; costs exceeding the $1,200 per student allowance for technology; costs associated with the commissioning of ineligible building area; and, owner's and construction contingency costs.

Additionally, the proposed demolition of the South Shore Regional Vocational Technical High School will result in the MSBA recovering a portion of state funds previously paid to the District for a roof, windows, and doors replacement project completed in November 2011; and for a boiler replacement project completed in January 2016. The MSBA has calculated this recovery of funds to be $289,001 and this amount has been deducted from the Estimated Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 900 Proposed Total Square Feet: 250,700	District's Proposed Project Budget
Project Budget[1]	$264,151,271
Scope Exclusions/Ineligible Costs	-$86,440,230
Third Party Funding	-$0
Estimated Basis of Total Facilities Grant	$177,711,041
Reimbursement Rate	61.86%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$109,932,050
Commissioning Costs Associated with Ineligible Building Area	-$1,426
Cost Recovery Associated with Prior Projects	-$289,001
Estimated Maximum Total Facilities Grant[2]	$109,641,623

Owner's and Construction Contingencies	$12,298,209
Ineligible Owner's and Construction Contingencies	-$8,944,152
Potentially Eligible Owner's and Construction Contingencies	$3,354,057
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$2,074,820
Total Project Budget	$276,449,480
Maximum Total Facilities Grant[3,4]	$111,716,443

[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.
[4]Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of $109,641,623; however, the District may be eligible for up to an additional $2,074,820 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 $111,716,443 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing South Shore Regional Vocational Technical High School with a new facility to be located on the site of the existing school.