District: Town of North Attleborough
School Name: North Attleborough High School
Recommended Category: Project Scope and Budget
Date: June 11, 2025

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 North Attleborough (the "District") to replace the existing North Attleborough High School and construct a new facility serving students in grades 9-12 on the site of the existing school.

District Information	
District Name	Town of North Attleborough
Elementary School(s)	North Attleborough Early Learning Center (PK); Amvet Boulevard School (K-5); Community School (K-5); Falls Elementary School (K-5); Joseph W. Martin, Jr. Elementary School (K-5); Roosevelt Avenue School (K-5)
Middle School(s)	North Attleborough Middle School (6-8)
High School(s)	North Attleborough High School (9-12)
Priority School Name	North Attleborough High School
Type of School	High School
Grades Served	9-12
Year Opened	1973
Existing Square Footage	174,714
Additions	2001 – 6 classroom modular building installed 2013 – 12 new science labs and 14 new and remodeled math classrooms
Acreage of Site	72.4 acres
Building Issues	The District identified deficiencies in the following areas: Mechanical systems – Electrical systems – Plumbing systems – Building 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
2024-2025 Enrollment	1,018 students
Agreed Upon Enrollment	1,025 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,025 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	April 26, 2023
Preferred Schematic Authorization	December 13, 2024
Project Scope & Budget Authorization	On June 18, 2025 Board agenda
Reimbursement Rate Before Incentives	57.11%
Incentive Points	1.43 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	62.54%

[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")	The Vertex Companies, LLC
Designer	Dore + Whittier Architects, Inc

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the project's scope and budget. The District has provided a Total Project Budget of $287,861,098, which includes an estimated construction cost of $233,671,885 ($1,031/sq. ft.) and includes potential construction add alternates. The Estimated Basis of Total Facilities Grant would be $168,684,959, which excludes the following: legal fees; OPM and Designer fees associated with excluded scope related to the gymnasium; OPM and Designer fees beyond MSBA funding limits; costs associated a new maintenance building located off Landry Avenue; costs associated with asbestos-containing floor material and ceiling tile abatement; costs associated with off-site work; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with construction alternates included in the total project budget, which are beyond the building and site work MSBA funding limits; costs associated with mailing and moving; costs exceeding the $1,200 per student allowance for furniture, fixtures, and equipment; and costs exceeding the $1,200 per student allowance for technology. The Total Project Budget also excludes costs associated with the commissioning of ineligible building area, as well as owner's and construction contingency costs beyond MSBA funding limits.

Additionally, the proposed demolition of the existing North Attleborough High School will result in the MSBA recovering a portion of state funds previously paid to the District for the Science Lab Initiative project completed at the facility in September 2013. The MSBA has calculated this recovery of funds to be $744,687 and this amount has been deducted from the Estimated Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,025 students Proposed Total Square Feet: 226,740	District's Proposed Project Budget
Project Budget[1]	$271,303,395
Scope Exclusions/Ineligible Costs	-$102,618,436

Third Party Funding	-$0
Estimated Basis of Total Facilities Grant	$168,684,959
Reimbursement Rate	62.54%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$105,495,573
Commissioning Costs Associated with Ineligible Building Area	-$10,853
Cost Recovery Associated with Prior Projects	-$744,687
Estimated Maximum Total Facilities Grant[2]	$104,740,033
Owner's and Construction Contingencies	$16,557,703
Ineligible Owner's and Construction Contingencies	-$13,158,051
Potentially Eligible Owner's and Construction Contingencies	$3,399,652
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$2,126,142
Total Project Budget	$287,861,098
Maximum Total Facilities Grant[3,4]	$106,866,175

[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 $104,740,033; however, the District may be eligible for up to an additional $2,126,142 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 $106,866,175 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing North Attleborough High School and construct a new facility serving students in grades 9-12 on the site of the existing school.